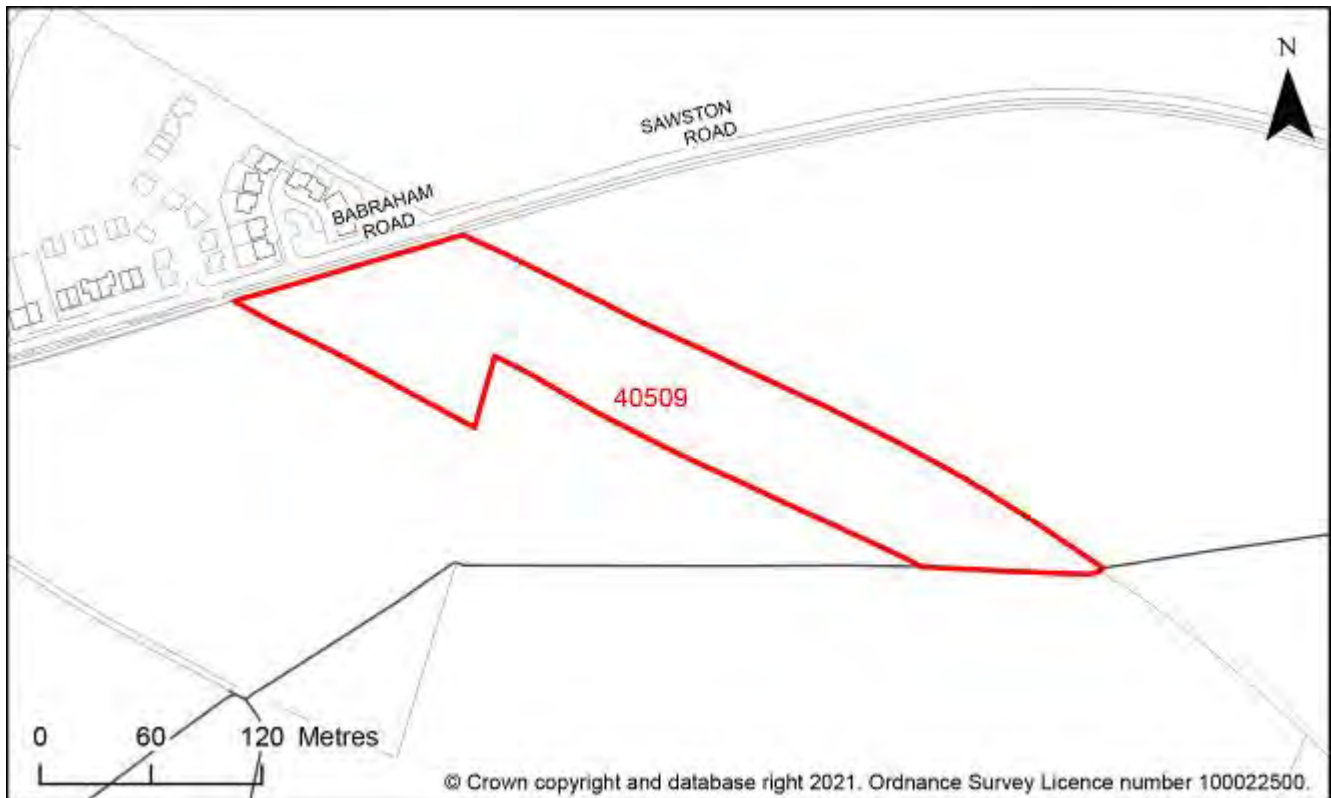


Land to the south of Babraham Road and east of site H1c, Sawston, CB22 3JH

Site Reference: 40509

Map 66: Site description - Land to the south of Babraham Road and east of site H1c, Sawston



Site Details

Criteria	Response
Site area (hectares)	2.50
Parish or Ward	Babraham CP; Pampisford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Custom or self build housing

Proposed employment floorspace (m²)	-
Proposed housing units	10-70

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework</p> <p>Within or Partially within Site Specific Policies/Housing, Employment or Recreation allocation</p> <p>Wholly within the Cambridge Greenbelt</p>
Flood Risk	Green	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: None</p>
Landscape and Townscape	Amber	<p>National Character Area (NCA) 87 East Anglian Chalk.</p> <p>Local Character: The Fen Edge</p> <p>The site is very typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality, low hedges and few trees with a rural character.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands</p> <p>The site is outside of the Development Framework Boundary, and therefore in the countryside. Preservation of the rural countryside character is</p>

Issue	Assessment	Comments
		important and so boundary treatment will be important. The site is has a very open character typical of the local landscape character. Development in this location must reflect density and pattern of the existing village and landscape mitigation is required.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Numerous cropmarks to south. Significant prehistoric remains from adjacent investigation
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>A Transport Statement (TS) will only be required if the site is proposed to be 50 dwellings or over. Assuming the site provides a TS, the applicant may have to consider the outcomes of the A505 study which is currently ongoing. The site will have to promote sustainable travel to local services and Cambridge by providing high quality infrastructure. The site will have to consider the Linton Greenway proposals and the proposed CAM route.</p> <p>The applicant should be aware that the Babraham Road/Cambridge Road/New Road/Hillside Junction is within the CCC TIP for improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Site adjacent to a railway and filled land. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3 Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA2; OA6 Very High; High

Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years