

Land at Slate Hall Farm, Bar Hill, CB23 8HB

Site Reference: 40248

Map 561: Site description - Land at Slate Hall Farm, Bar Hill



Site Details

Criteria	Response
Site area (hectares)	107.48
Parish or Ward	Oakington and Westwick CP; Longstanton CP
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Recreation and leisure, Hotel, Retail

Proposed employment floorspace (m²)	526000
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (19%) Partly in Flood Zone 3 (16%) Surface water flooding: 2% lies in a 1 in 30 year event 6% lies in a 1 in 100 year event 21% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Character Area: Fen Edge The Site is generally typical of this characteristic, though recently damaged/altered due to highways improvements to A14 Landscape Character Assessment (2021) Landscape Character Area - 2A: Longstanton Fen Edge Claylands The site has experience considerable change due to the nearby A14 upgrade works. The landscape character of this area has undergone disruption and is degraded due to the intrusion of a major transport

Issue	Assessment	Comments
		route. Development of this site would further degrade the landscape character of the area. Limited low-level development could be achieved if focused near the existing developed area and well buffered.
Biodiversity and Geodiversity	Amber	<p>Consultation with Natural England unlikely to be required(unless residential). Hedgerows, woodland, mature trees and watercourses may qualify as priority habitat/Habitats of Principal Importance and support protected/notable species. Otherwise likely to be of low ecological value (arable). Buildings and mature trees may support roosting bats (if suitable). Records of bats (including barbastelle), water vole and otter within site. Farmland bird populations may be present.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</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	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Extensive settlement of Iron Age and Roman date known in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying local centre / employment provision, primary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p> <p>The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.</p>
Transport and Roads	Red	<p>Remote from any adjacent settlement, sustainability issues (currently proposed for B2/B8) which is possibly more acceptable.</p> <p>Transport Assessment and Travel Plan required.</p>
Noise, Vibration, Odour and Light Pollution	Amber	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.
Air Quality	Amber	Partially in AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 74% Grade 2; 26% Grade 3</p> <p>Watercourse crosses the site</p>

		Public Right of Way is on or crosses the site
Strategic Highways Impact	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

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

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
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Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	526000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years