

Land adjacent to Babraham, CB22 3AF, CB22 3AP, CB22 3AG, CB22 3AZ

Site Reference: 40297

Map 65: Site description - Land adjacent to Babraham



Site Details

Criteria	Response
Site area (hectares)	613.62
Parish or Ward	Babraham CP; Little Abington CP; Pampisford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster / New Settlement
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building, Residential, Commercial/industrial
Proposed development	Mixed Use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Office, Research and

	Development, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities
Proposed employment floorspace (m²)	23225
Proposed housing units	3500

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments	Landowner's Response
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> <p>Within or partially within Mineral and Waste Consultation Area</p>	<p>We consider that 'exceptional circumstances' can be demonstrated to justify removal of the site from the Green Belt. This is supported by the proposed CSET hub and busway to be constructed on the site.</p> <p>The quantum and location of development could be informed by a site specific policy. This would guide the amount and type of development at the site and would ensure that areas of public open space an education facilities could be fixed. It would not be necessary to include areas of public open space within the defined Development Framework and such areas could still be classed as Green Belt land as such uses would</p>

			<p>not be 'inappropriate'.</p> <p>It should be noted that whilst the total site is 613 hectares in size, only circa 170 hectares is proposed to be removed from the Green Belt with the remaining land to be enhanced.</p>
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Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (5%)</p> <p>Partly in Flood Zone 3 (3%)</p> <p>Surface water flooding: 2% lies in a 1 in 1000 year event</p>	<p>The majority of the site is located within Flood Zone 1 (low probability) with areas of Flood Zones 2 (medium probability) and 3b (functional floodplain) which are associated with the watercourse corridor of the River Granta. The risk of flooding from all other sources (surface water, reservoirs, and groundwater) is considered to be either 'low' or 'very low'.</p> <p>No development would occur within the floodplain of the River Granta thereby allowing preservation of flow routes and flood storage and providing social and environmental benefits. A sustainable drainage management strategy would accommodate surface water runoff from the proposed development, ensuring that the development does not increase flood risk elsewhere.</p> <p>The surface water strategy would include open swales/rills, attenuation basins, ponds, wetlands, infiltration SuDS, porous paving, bio-retention areas, green roofs, and rainwater harvesting. Beds, Cambs and Northants Wildlife Trust are working with the landowners on river restoration and features are now being implemented.</p>
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<p>Landscape and Townscape</p>	<p>Red</p>	<p>TPO on-site</p> <p>National Character The East Anglian Chalk National Character Area (NCA87) is characterised by the narrow continuation of the chalk ridge that runs south-west–north-east across southern England. This area is a visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north.</p> <p>Local Character at local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. This character area is a broad scale landscape of large fields, low trimmed hedgerows and few trees. Certain high points have small beech copses which form strong focal points, and there are occasional shelterbelts around settlements. By way of contrast, the eastern part of the area is cut through by the valleys of the rivers Granta and Rhee, which have an intimate character of small grazing meadow and wet woodlands, with lines of willows along the rivers. Some historic parkland within these valleys also adds to their distinctive character. Both small and large villages generally have a strong historic, linear form, though extensive modern estate developments have occurred in some villages close to Cambridge. The village edges are varied, typically abutted by a mix of open fields, woodland, or smaller fields. Long back gardens also help to form a transition to the surrounding countryside.</p>	<p>The masterplan has evolved since the ‘call for sites’ process in 2019 and takes into account the constraints and opportunities at the site. The provision of significant areas of open spaces, including to the south-west of the site, adjacent to Sawston and to the east of Babraham, means that the built form of the development has been reduced. This means that the setting of these settlements is preserved and there is no risk of amalgamation of and encroachment upon neighbouring settlements. The design evolution process assessed land to the east of Babraham and the character and setting of the conservation area and associated listed buildings. This process has seen the introduction of a corridor of open space in this area and creation of a green space within this sensitive area.</p> <p>The proposal aims to replicate some of the characteristic local qualities, such as the pattern of nucleated villages. The proposal is located on the lower river valley, avoiding competition with the distinctive landmarks and features on the surrounding more elevated landscape. The development presents an opportunity for the Granta River Chalk stream to undergo river channel restoration and enhancement to improve habitats and biodiversity.</p> <p>It is our landowners commitment to a high quality development of which they can be proud. Our masterplanners were instructed to seek to ensure that the proposals would minimize any impact on the landscape and enhance the landscape where possible. We have not appointed</p>
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		<p>Landscape Character Assessment (2021) Landscape Character Area - 9d Granta river Valley</p> <p>The site wraps around the village of Babraham and adjoins the development framework of Sawston. Long distant, local and amenity views are significant. A large- scale development would have a permanent significant adverse impact upon the local and wider landscape and settlement character, views and visual amenity. Development would be an encroachment into the rural countryside and an amalgamation of villages Babraham and Sawston.</p>	<p>a developer to promote the site as the landowners wish to retain control to ensure that a high quality development is delivered.</p>
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<p>Biodiversity and Geodiversity</p>	<p>Amber</p>	<p>Within 200m of a SSSI</p> <p>Within a Wildlife Site Northeast parcel (Chalkhill Farm) – lies adjacent to the Worsted Lodge Protected Roadside Verge which supports at least 6 calcareous indicator species. The site is approximately 200m from the Roman Road SSSI; Natural England will require assessment of increased visitor pressure among other impacts. The site contains deciduous woodland, a large reservoir, and may contain other priority habitats such as calcareous grassland given the underlying geology.</p> <p>Southern parcel (Bourne Bridge Cottages) – The site crosses the River Granta CWS, cited for not being over modified and concentrations of mature pollard willows. Natural England will require assessment of increased visitor pressure on nearby SSSI. The site contains deciduous woodland and floodplain grazing marsh priority habitats.</p> <p>Western Parcel (Church Farm) – Natural England will require consultation for any development over 100 dwellings, industrial developments over 0.1 ha, and will require assessment of increased visitor pressure on nearby SSSI for all new residential development. Other ecological constraints are likely to be limited to field boundaries. DW 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>	<p>A Preliminary Ecological Assessment has been undertaken for the site and this has informed the evolution of the masterplan and the vision document. The strategy for the site includes retention of existing ecological features at the site wherever possible, including existing hedges and woodland which will be enhanced with native planting and maintained for nature conservation purposes.</p> <p>Ecological enhancements should also be viewed in tandem with the drainage strategy. This includes the opportunity to create a strong 'blue' corridor along the River Granta and the proposed SuDS features which would provide enhanced habitats. The river also provides the opportunity to offer a pedestrian trail linking people to the river. Likewise, the proposed country park will include nature routes and provide opportunities to enhance biodiversity and provide habitat enhancement.</p> <p>A high-level biodiversity net gain assessment has been undertaken, based on the masterplan. This broad assessment demonstrates that an overall net gain of 882.31 habitat areaunits could be achieved. This is equivalent to a biodiversity net gain of +53.08% which is in excess of the proposed minimum 20% net gain in the Plan.</p>
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Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>	<p>The site is currently arable land. The assessment concludes that the site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p> <p>The proposed development would deliver a wide range of open space, green infrastructure and formal sportspitches. Open space and green infrastructure would be considerably enhanced as a result of the proposed development.</p>
Historic Environment	Amber	<p>Listed Asset on-site Scheduled Monument on-site Within a Conservation Area Development on some parts of this site would cause higher level harm which would be difficult or impossible to mitigate: 1 -the long barrow, setting of the bowl barrow and the Roman Road; 2 - close proximity to the (listed) George Public House, outbuildings, farm houses, and Brick Row on south side of High St. Site boundary seems to go through a listed building here. Radical impact on setting of individual listed buildings and the conservation area. 3 – setting of Icehouse.</p> <p>Impact would vary hugely depending on location, layout, scale and design of proposed development.</p>	<p>A site sensitivity plan has been prepared for the masterplan, which provides a guide for the approach to the location of zones of development. This takes into account the significance and setting of the identified built heritage assets as well as views in, out and across them. As a result of the assessment of the site, parameters have been set out from which the design team has developed a design response within the site masterplan. This takes account of the contribution which the site makes to the setting of the various built heritage assets.</p> <p>The masterplanning exercise will evolve to ensure impacts on built heritage assets are mitigated or removed altogether and these impacts are likely to be at the level of “less than substantial” harm in terms of the policies of the National Planning Policy Framework.</p> <p>The Scheduled Long Barrow and Ice House are located on land envisioned for use as a country park. Development impacts will be minimal and</p>

			thus the council's assessment is misleading. We have indicated that this land has been dedicated to heritage in our Vision Document.
Archaeology	Red	Impact on nationally important archaeology. Numerous sites of prehistoric date recorded within and in close proximity. Area includes a Scheduled Long Barrow and associated enclosure.	<p>Whilst there are clear constraints and opportunities associated with built heritage and archaeology, the masterplan has evolved to account for the constraints and to ensure they can be turned into opportunities. We consider that any policy wording associated with an allocation at the site could limit development in certain locations to ensure that development would preserve and enhance the built heritage and archaeology of the area.</p> <p>The Scheduled Long Barrow and associated enclosure will not be disturbed thus the council's assessment is misleading. We have indicated that this land has been dedicated to heritage in our Vision Document.</p>

Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m Distance to Healthcare Service: Greater than 2,000m Distance to City, District or Rural Centre: Greater than 2,000m Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m Distance to Employment Opportunities: Less than or Equal to 1,800m Distance to Public Transport: Less than or Equal to 450m Distance to Rapid Public Transport: Greater than 1,800m Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would require accompanying primary school, secondary school, local centre / employment provision and community centre</p>	<p>The southern cluster is favoured as an area for significant expansion for employment and dwellings. The proposed transport hub and CSET scheme Cambridge makes this a highly sustainable and accessible location which is appropriate for new jobs and homes. Draft allocation S/BRC will result in additional jobs being delivered adjacent to Babraham and co-locating homes and jobs nearby is an appropriate strategy.</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.</p>	<p>Access to/from the site is acceptable and with relevant mitigation measures, would not have any significant adverse impacts on the local and strategic highways network. Whilst such matters would be developed as part of the wording of any draft allocation at the site and/or through a planning application, we consider that this matter could reasonably be assessed as 'green'.</p>

Transport and Roads	Amber	The site will have to consider its impact on the A11, A1307 and A505. The proposals will need to consider the conclusions of the ongoing transport study for the A505 corridor. The GCP Linton Greenway proposals aim to improve sustainable links along the A1307; this will have to be considered and contributions will be expected. The development will have to consider the Cambridgeshire Autonomous Metro (CAM) proposals and how the development can link to/facilitate it. The development will have to consider a with and without CAM scenario. Major sustainable transport infrastructure will be required to ensure a sustainable mode share to local services, and to major employment centres such as Cambridge and Babraham Research Park. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.	The Transport Assessment would provide a detailed technical assessment of the impact of the site on the operation of local transport networks, including the road network, along with appropriate mitigation. The traffic impacts of the site are likely to be significantly reduced by the proximity of the CSET scheme and the Transport Assessment will take this into account.
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.	We consider that these matters can be addressed at the planning application stage and through conditions and we consider that this category can effectively be assessed as 'green'.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation	We do not consider that development at the site would have any adverse impacts on air quality either in itself or cumulatively. The site is not located in an AQMA and there is no reason that it would have any adverse impact on the Cambridge or A14 corridor AQMAs – which are the nearest designations.
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.	There is unlikely to be significant contamination at the site as it comprises arable land.

Further constraints

Issue	Assessment	Comments	Landowner's Response
Constraints to development	-	<p>Agricultural Land Classification: 67% Grade 2; 33% Grade 3</p> <p>12% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3</p> <p>Gas pipeline crosses or is within the site.</p> <p>Radio masts on site</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>	<p>All of these site constraints have been identified and will be taken account of in the masterplan.</p>
Strategic Highways Impact	Amber	<p>Within Highways England Zone 6 -A11/M11</p> <p>Capacity for growth with mitigation to local road network</p>	<p>The Transport Assessment would provide a detailed technical assessment of the impact of the site on the operation of local transport networks, including the road network, along with appropriate mitigation. The traffic impacts of the site are likely to be significantly reduced by the proximity of the CSET scheme and the Transport Assessment will take this into account.</p>
Employment	-		<p>The site is located in the 'southern cluster' which is a clear preferred area for jobs and new dwellings. The site will also seek to deliver an additional phase of expansion to Babraham Research Campus in the longer term. There are clear benefits to the proposed development which</p>

			<p>should be regarded as 'exceptional circumstances'. These include the need for additional jobs and dwellings over and above those identified in the Plan. This means that the Council needs to find more sites for such development. We consider that the provision of jobs and dwellings (including at least 40% affordable housing and specialist housing) in a sustainable location and adjacent to an existing source of employment provides 'exceptional circumstances' for Green Belt release. The proposed development would support the national and internationally acclaimed status of the Babraham Research Campus and other science parks in the southern cluster. It would also fit neatly with the development strategy for the Plan and in particular the proximity of frequent and accessible modes of sustainable transport.</p>
Green Belt – Assessment of Harm of Green Belt Release	-	<p>Parcel ID: SA2; SA1; BA4; BA6; BA5; BA3; BA8; BA1; BA7; OA5; OA6; AB1</p> <p>Very High; High; Moderate High; Moderate; Low</p>	<p>The site is located in the 'southern cluster' which is a clear preferred area for jobs and new dwellings. The site will also seek to deliver an additional phase of expansion to Babraham Research Campus in the longer term. There are clear benefits to the proposed development which should be regarded as 'exceptional circumstances'. These include the need for</p>

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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 mixed-use development is likely to be economically viable at an appropriate density.

Development Poten

Capacity and Delivery	Response
Estimated dwellings per hectare	6
Estimated dwelling units	3500
Estimated employment space (m ²)	23225
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years

