



Site information

URN 669 JDI 52726

Site I.D. 115882

HELAA 52726

Postcode CB22 4LY

Land rear of 1, Wren Park

1. Suitable Site Area 1.29025 hectares
2. Ward Parish Whittlesford
3. Greenfield or Previously Developed? We disagree with the decision to categorized this area as Greenfield. All the agricultural barns were built prior to 2013 and thus qualified under the previous legislation. Axiomatically these also qualify under the updated Sch. 2 Pt. 3 Class Q amended (21.5.2024) by The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024 (S.I. 2024/579), articles. 1(b), 3 (with article. 10).

Further there are non-agricultural buildings on the property also dating long before 2013. There are several Appeal Inspector's judgements that define these buildings as 'Previously Developed Land in the Green Belt'

4. Category of Site Agree 'Integrating Homes and Jobs - Southern Cluster'
5. Category of Settlement Within a Group Village
6. Current use Redundant Agricultural and Non-Agricultural Buildings Disused Machinery storage and modified Grassland UK Habs g4
7. Proposed development Mixed Use, Class Q, Affordable Housing Employment, possible site for a new Village Social Club, current Social Club tenancy due to end in 2027; site will be redeveloped.
8. Proposed employment floor space (m2) 1000 m2
9. Proposed residential capacity 30 included Affordable housing, Custom and Self Build, Market Housing and a number built to M4(3) building Regs for the disabled but independent.

10. Suitability

11. Adopted Development Plan Policies Comment 2025 Development of the site has some potential policy constraints, but these could be overcome through the planning application process. Development under P.D. is already possible.
12. Flood Risk RAG Assessment 2025 Green
13. Flood Risk Officer 2025 Wholly in Flood Zone 1. Surface Water Flooding; None.
14. Landscape RAG Assessment 2025 Not quoted in 2025

15. Landscape Comment 2025 Not quoted in 2025

16. Landscape Comment 2021 The site is located to the west of the village Whittlesford both within and outside the settlement framework. Wide and local views are limited due to intervening built form and mature trees and hedgerows. Development throughout the site would have a significant adverse impact to the local landscape character. It would be an encroachment into the countryside, urbanization of the rural landscape and permanent. A reduced scheme restricted to the north of the site may be acceptable with landscape mitigation.

We do not accept this analysis. The southern half of the site is already developed and can be redeveloped under P.D. or the new Grey Belt legislation. The 2026 version of the N.P.P.F. will be published before this new Local Plan has been inspected at Regulation 19. We disagree that it would be an encroachment into the countryside in view of the existing built form. We welcome the possibility of developing the northern section with landscape mitigation.

If one looks at the developmental pattern of Whittlesford since 1948, development of Wren Park is a natural extension of the developed cul de sacs along West End. Maynards, Vicarage Lane / Swallowcroft, Farm Rise, Ascham Lane, Beech Tree Lane, Parsonage Farm, Wren Park and Rickards.

17. Biodiversity and Geodiversity RAG Assessment 2025 not categorized in 2025. We say Green; there are no issues that a planning application cannot overcome

18. Biodiversity and Geodiversity Officer Comments 2025 No comment from your officer in 2025.

19. Biodiversity and Geodiversity Guideline Comments 2025 The vast majority of the area is Holywell Nodular Chalk Formation with a small section of the Melbourn Rock Formation outcrop at the northern end. There are no Superficial Geological deposits on the site

20. Biodiversity and Geodiversity RAG Assessment In 2021 your decision was Amber. We disagree and do not accept this. There are no issues with Biodiversity or Geodiversity so Green.

21. Biodiversity and Geodiversity Officer Comments 2021.

Any large infrastructure would require consultation with Natural England. There are no large infrastructure over 1000 m² proposed

Habitats within the site are wrongly supposed. No site visit was made and false conclusions made.

Any application on this site can adequately deliver a 10% Biodiversity Net Gain. The grassland is g4 Modified Grassland low distinctiveness, Hedges and trees can be added to satisfy that section of the Metric and water bodies can be added as there are none within the site at the moment We have confidence that any application submitted can easily take the Metric into account with a 10% or a 20% increase without having to use any offsetting elsewhere.

There are no Geodiversity features of interest over the entire Application area. RAG assessment should therefore be Green

22. Policy RAG Rating 2025 Green

23. Policy Officer Comment 2025 The site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated

24. Historic Environment RAG Assessment 2025 Green

25. Historic Environment Comments 2025 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
26. Archaeology RAG Assessment 2025 Green
27. Archaeology Officer Comments 2025 Located to the southwest of the historic village core; not in the 2024 Whittlesford Conservation Area
28. Accessibility RAG Assessment 2025 Automated Green no issues with accessibility.
29. Accessibility RAG Assessment 2025 Officer Verified No Entry Green
30. Accessibility Comment 2025 Adequate accessibility to key local services, transport and employment opportunities. Proposed development would not require delivery of accompanying key services.
31. Site Access RAG Assessment 2025 Green
32. Site Access Officer Comment 2025 The proposed site is acceptable in principle subject to detailed design.
33. Transport and Roads RAG Assessment 2025 Green All visibility splays can be achieved with ease. West End carriageway was recently, 2025, made a 20-mph speed limit. There is no Road Traffic Accidents recorded at the access point over the last 20 years
34. Transport and Roads Guideline Comments 2025 Any potential impact on the functioning of trunk roads and / or local roads could be reasonably mitigated.
35. Noise, Vibration, Odour, and Light Pollution RAG Assessment 2025 Green
36. Noise, Vibration, Odour, and Light Pollution Guideline Comment 2025 The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour/ loght pollution after careful site layout.
37. A.Q.M.A., (Air Quality Management Areas), RAG Assessment 2025 Green
38. Air Quality Officer Comments 2025 The site does not lie within an AQMA Minimal traffic impact on AQMA
39. Contaminated Land RAG Assessment 2025 Amber / Green.
40. Contaminated Land Officer Comments 2025 The site has a negligible potential for historic contamination. S mall diesel Tank which is bunded below restricts any contamination to a maximum of 5 m2. All Agricultural pesticide waste has been legally disposed of for the last 30 years.
41. Overall Suitability Score

42. Further Constraints
43. Agricultural Land Classification Grade 1 Zero
44. Agricultural Land Classification Grade 2 Zero
45. Agricultural Land Classification Grade 3a Zero
46. Agricultural Land Classification Grade 3b 100%
47. Agricultural Land Classification Grade 4 Zero
48. Agricultural Land Classification Non-Agricultural Zero
49. Agricultural Land Classification Urban Zero
50. Source Protection Zone 100 Blue
51. Highways England Zones A11 / M11
52. Is the site controlled by a developer or landowner who has expressed an intention to develop No
53. Are there known legal or ownership impediments to develop None. This land has been owned by the Family as Freehold since 1920. There is no Mortgage, Overage or Lay Rectorship issues

54. Is there any planning permission to develop the site? A single application in 2002 gained planning consent for two agricultural buildings, one completed i.e. commenced within 3 years, the other yet to commence. This was a full planning application not done under P.D. as more than 3000 mm high, less than 3000 metres from the operational airfield at Duxford.
55. When will the site be available for development? This site has been in the same family ownership since 1920. It is free from any encumbrances, Freehold, no mortgage, no overage, no Lay Rectorship. Not in the Whittlesford Conservation Area or affected by any Statutory Protection other than the east boundary hedge line having a T.P.O. This T.P.O. does not adversely affect the development potential of the site. 0 -5 Years
56. Available RAG Green
57. Achievable
58. Is there a reasonable prospect that the site will be developed? The land has been promoted by the landowners, all of whom support developing the property. The site has low existing use value and mixed-use development is likely to be economically viable at an appropriate density.
59. Achievable RAG Green
60. Capacity
61. Prevailing Density (weighted) (dwellings per ha) 30
62. Residential capacity at prevailing density 35
63. Estimated employment space m² 1000 m²
64. Estimated start date 0 – 5 Years
65. Estimated annual build-out rate (pa) 40-75
66. Development completion timescales (years) 0-5 Years