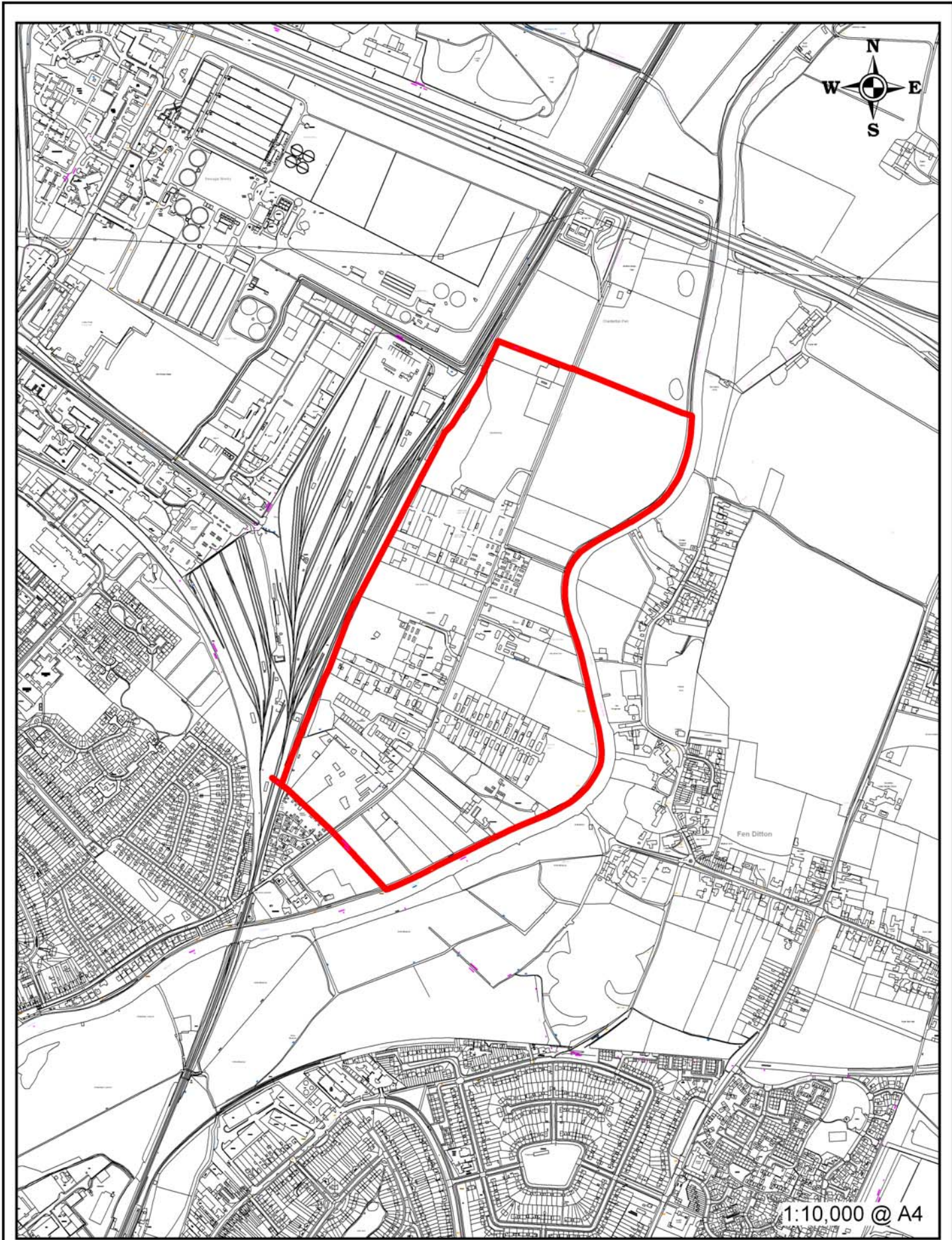


Sites Rejected After Tier 1 Assessment

| | | | | | |
|---|--|----------------|-------|---------------------------|------------|
| Site Number | 17 | | | | |
| Location | Edge of Cambridge | | | | |
| Site Name / Address | Chesterton Fen, Milton | | | | |
| Objector [ref no] | Cambridge City Council (Mr D Roberts) [904] | Rep No. | 11839 | Objection site ref | 89 (06.06) |
| Objector's Proposal | The proposed development of the Chesterton Sidings and the new railway station on the Cambridge to Ely line provides a unique opportunity to regenerate the Fen Road area, improving its accessibility and through introducing higher value land uses. Accordingly the site boundary should be extended to the River Cam and the policy amended. | | | | |
| Site Size | 46.8 ha. | | | | |
| Housing Capacity | No specific figure provided by the objector. From the scale of the site it could notionally provide over 1000 dwellings. | | | | |
| Site Description | This extensive area comprises the land between the River Cam and Chesterton Sidings / London to Kings Lynn railway line. Significant parts of the site are developed, including a number of Gypsy and Traveller sites. Much of the land along the river is undeveloped, and retains an agricultural character. | | | | |
| Site Context | Chesterton Sidings, to the west of the site, was proposed for mixed use development, including residential. This is now unlikely to be delivered. The site adjoins the River Cam to the East, with the village of Fen Ditton beyond. | | | | |
| Stage in development sequence | Edge of Cambridge | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|---|-----|--|-------------------|-----|---|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | Majority of the site is Green Belt, excluding southern part of site. | Flood Risk | Yes | Mainly in zone 3, some areas of zone 2, with small areas in zone 1. |
| European Nature Conservation Sites | No | | SSSI | No | |

| | | | | | |
|--|---|--|--|-----|---|
| Scheduled Monument | No | | Listed Buildings | No | Green End in Fen Ditton, on the opposite river bank, includes a number of listed buildings. |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes, although the change in approach to the development of Chesterton Sidings reduces opportunities to adjoin built development. | | | | |
| Tier 1 conclusion: | <p>The context of the site as a whole has changed as the Cambridge Northern Fringe East site is no longer likely to deliver significant residential development.</p> <p>The sequential test to flood risk required by PPS25 means that this site should only be considered if sites in zone 1 are not reasonably available. The Council's SFRA indicates that significant areas of the eastern and northern part of the site are within flood zone 3, including significant areas of functional floodplain. A significant area of the southern part of the site is within flood zone 2. There are only two significant areas of the site within flood zone 1. The first is in the Grange Park / Sandy Park area, which are existing Gypsy and Traveller Pitches. A residential development on this small site would not adjoin the built up area of Cambridge, and would not represent an appropriate form of development in the Green Belt.</p> <p>A further area of land within flood zone 1 can be found in the southern part of the site. It includes part of the Sunningdale Travellers Site, the Cave Industrial Estate, and the Cottages industrial units. South of the Sunningdale site the land is outside the Green Belt. Flood zone 2 covers a large part of the Fen Road frontage, and if the sequential approach is applied would impact on the form of development that could take place.</p> <p>The area of Greengates Piggeries has been put forward by the land owner as an objection site, and has been tested separately as an option.</p> | | | | |
| Does the site warrant further assessment? | No | | | | |

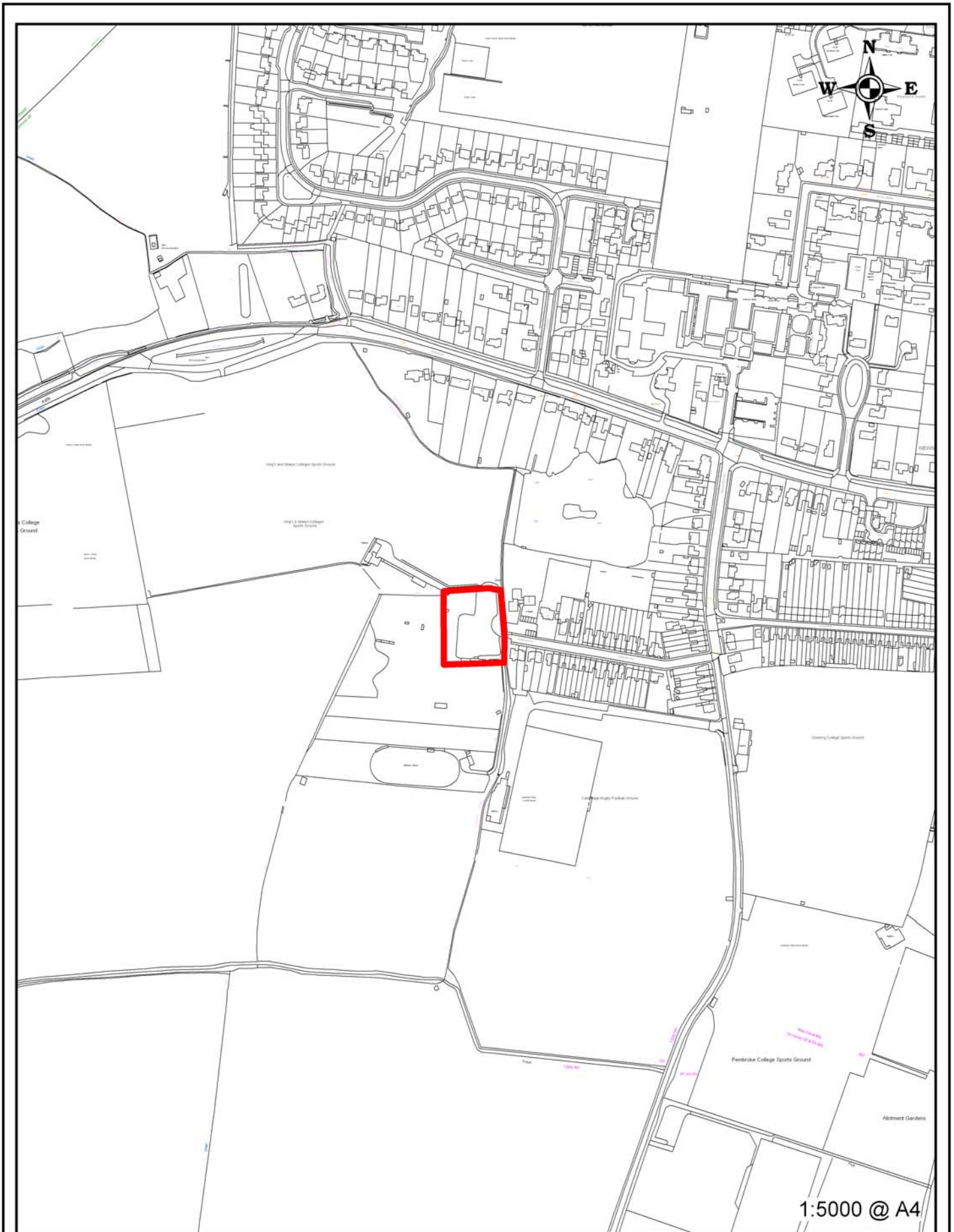


Site 17 - Chesterton Fen Milton

| | | | | | |
|---|---|----------------|-------|---------------------------|------------|
| Site Number | 18 | | | | |
| Location | Edge of Cambridge | | | | |
| Site Name / Address | Land west of Fulbrooke Road, Grantchester | | | | |
| Objector [ref no] | Grantchester Townlands Charity (Mr Peter Scrase) [3100] | Rep No. | 12336 | Objection site ref | 45 (06.06) |
| Objector's Proposal | Remove land from the Green Belt at the end of Fulbrooke Road and allocate for 2 - 3 detached houses, together with 3 - 4 low cost houses (if required). | | | | |
| Site Size | 0.4 ha. | | | | |
| Housing Capacity | 12 (at 30 dwellings per hectare) | | | | |
| Site Description | The site comprises of an area of well tended allotments with associated sheds adjacent to the end of Fulbrooke Road and the western section of the site is a established area of shrubland and trees | | | | |
| Site Context | To the west and north of the site which consists of open playing fields to the north and a further area covered by shrub and trees opening out onto arable fields to the west. The site is bounded to the east by residential properties in Fulbrooke Road and a road leading to a sports pavilion associated with the Selwyn College playing fields. | | | | |
| Stage in development sequence | Edge of Cambridge | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|---|-----|------|--|-----|--|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | Yes | Top two thirds of site in zone 2, adjoins zone 3 |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |

| | |
|--|---|
| Could site form an extension to an existing settlement? | Yes |
| Tier 1 conclusion: | The sequential test to flood risk required by PPS25 means that this site should only be considered if sites in zone 1 are not reasonably available. Avoiding flood risk areas would mean site is too small for allocation purposes. |
| Does the site warrant further assessment? | No |



Site 18 - Land west of Fulbrooke Road Grantchester

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SDCDC Licence 100022500 (2008)

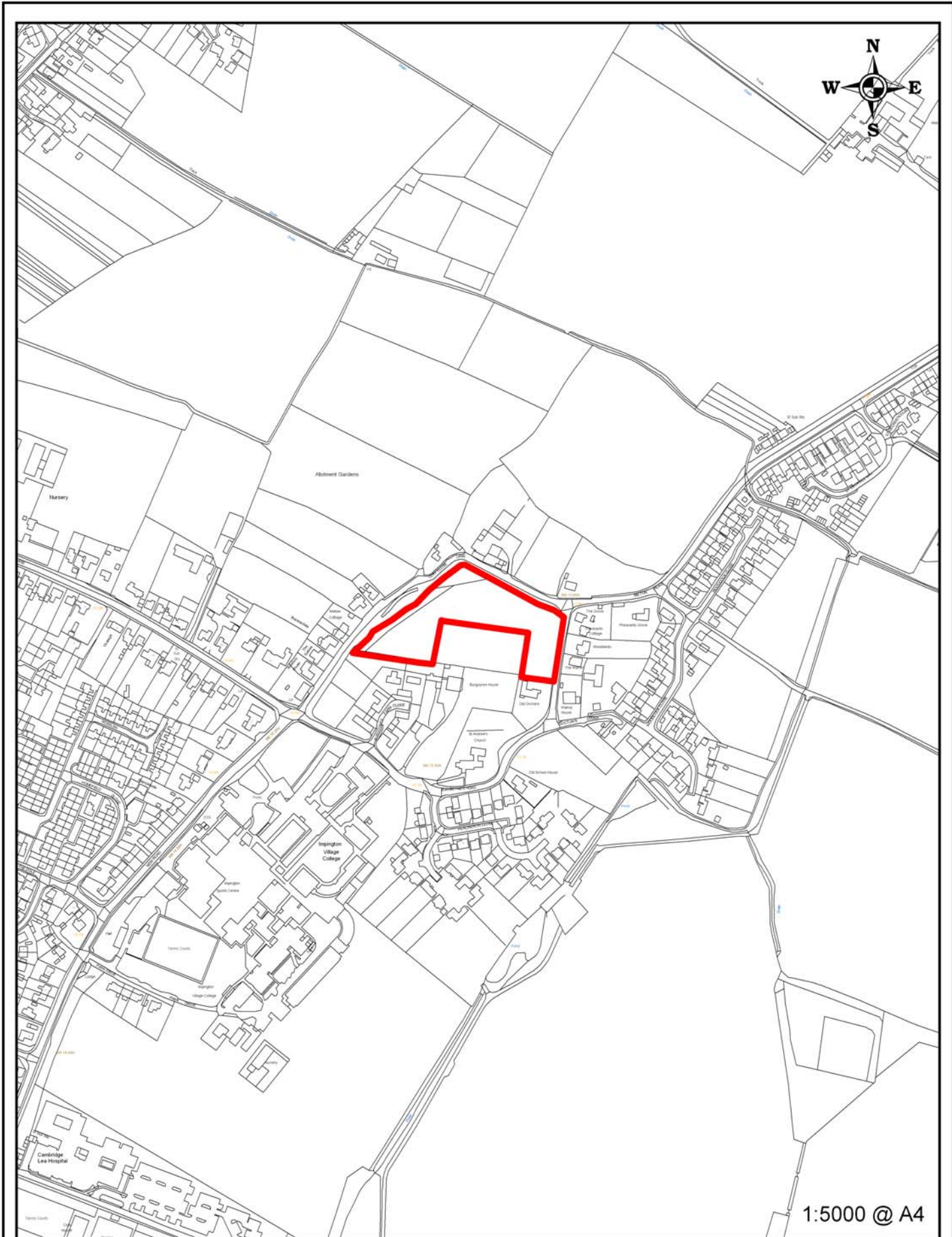
Section 6
Partial Site Assessments
Site Number 18, Edge of Cambridge
Land West of Fulbrooke Road, Grantchester

| | | | | | |
|---|---|----------------|-------|---------------------------|------------|
| Site Number | 19 | | | | |
| Location | Histon and Impington | | | | |
| Site Name / Address | Land south of Clay Close Lane | | | | |
| Objector [ref no] | Mr. M. Haywood [1505] | Rep No. | 11778 | Objection site ref | 64 (06.06) |
| Objector's Proposal | Remove the land from the Green Belt and allocate for residential development. | | | | |
| Site Size | 1.0 ha. | | | | |
| Housing Capacity | 30 (at 30 dwellings per hectare) | | | | |
| Site Description | Grassed field, with some groups of trees, surrounded by hedge. | | | | |
| Site Context | Bounded by Clay Close Lane to the north, and sporadic agricultural development. Low density residential development to the south. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|--|------|--|-----|------|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. | | | | |

Section 6
Partial Site Assessments
Site Number 19, Histon and Impington
Land South of Clay Close Lane

| | |
|--|----|
| Does the site warrant further assessment? | No |
|--|----|



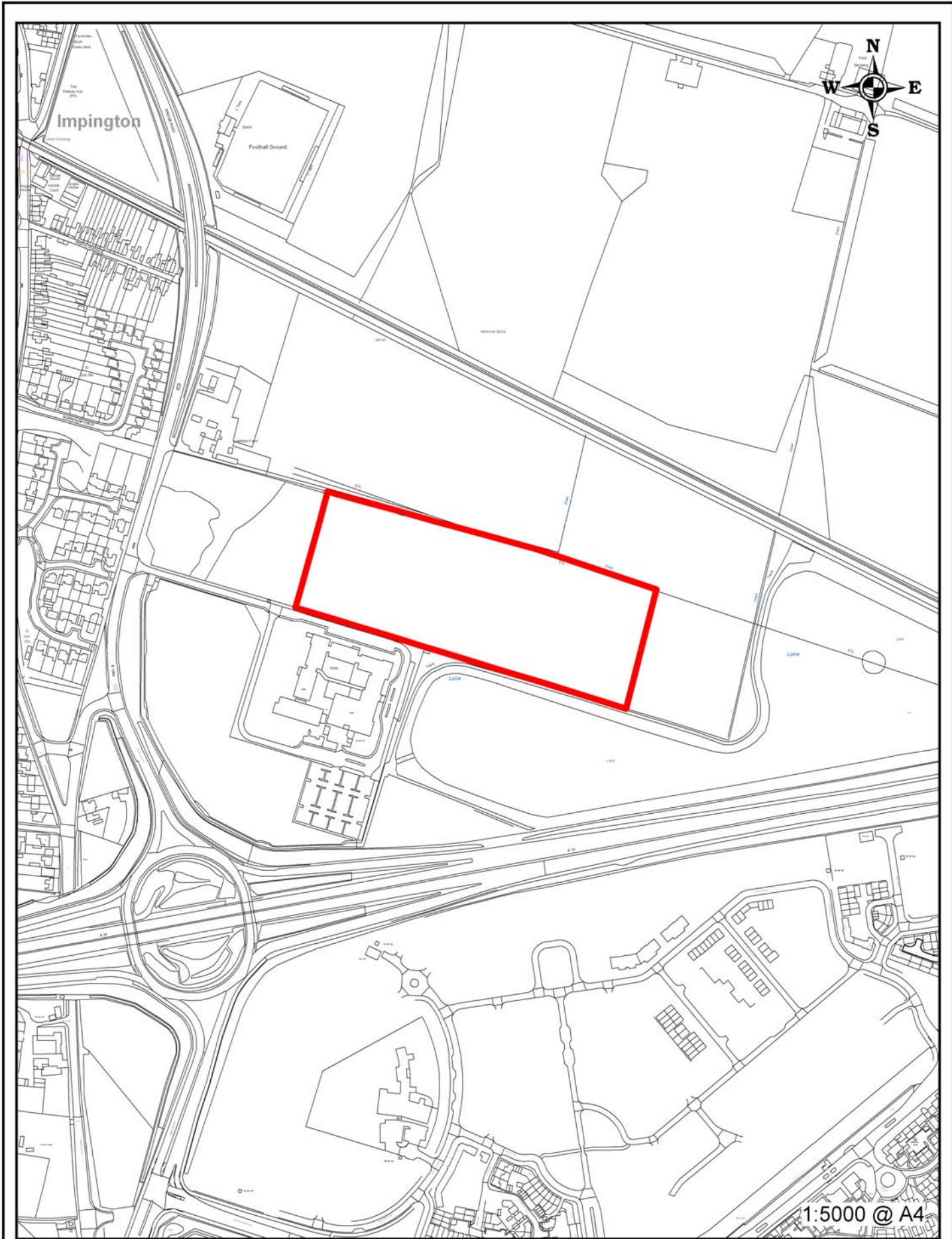
Site 19 - Land south of Clay Close Lane Impington

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SCDC Licence 100022500 (2008)

| | | | | | |
|---|---|----------------|----------------|---------------------------|---------------|
| Site Number | 20 | | | | |
| Location | Histon and Impington | | | | |
| Site Name / Address | Land north of the Holiday Inn | | | | |
| Objector [ref no] | Realstar Hotels (UK) Ltd [3167] | Rep No. | 13083 13676 | Objection site ref | 63 (06.06) |
| Objector's Proposal | Remove land from Green Belt and allocate for residential development. | | | | |
| Site Size | 4.2 ha. | | | | |
| Housing Capacity | 126 (at 30 dwellings per hectare) | | | | |
| Site Description | Large, oblong, flat grass field. Some hedges to the south (boundary of the hotel) and west, but very exposed to the north and east. | | | | |
| Site Context | Hotel adjacent to the south. Surrounded by open countryside and recreation land. Some wooded areas, but generally open, exposed. Longer distance views, particularly from the north and east. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|--|------|--|-----|------|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | No, the site is an isolated area of land between Impington and the A14. | | | | |
| Tier 1 conclusion: | Isolated site in the Green Belt, that does not adjoin Cambridge or a Rural Centre. | | | | |

| | |
|--|----|
| Does the site warrant further assessment? | No |
|--|----|



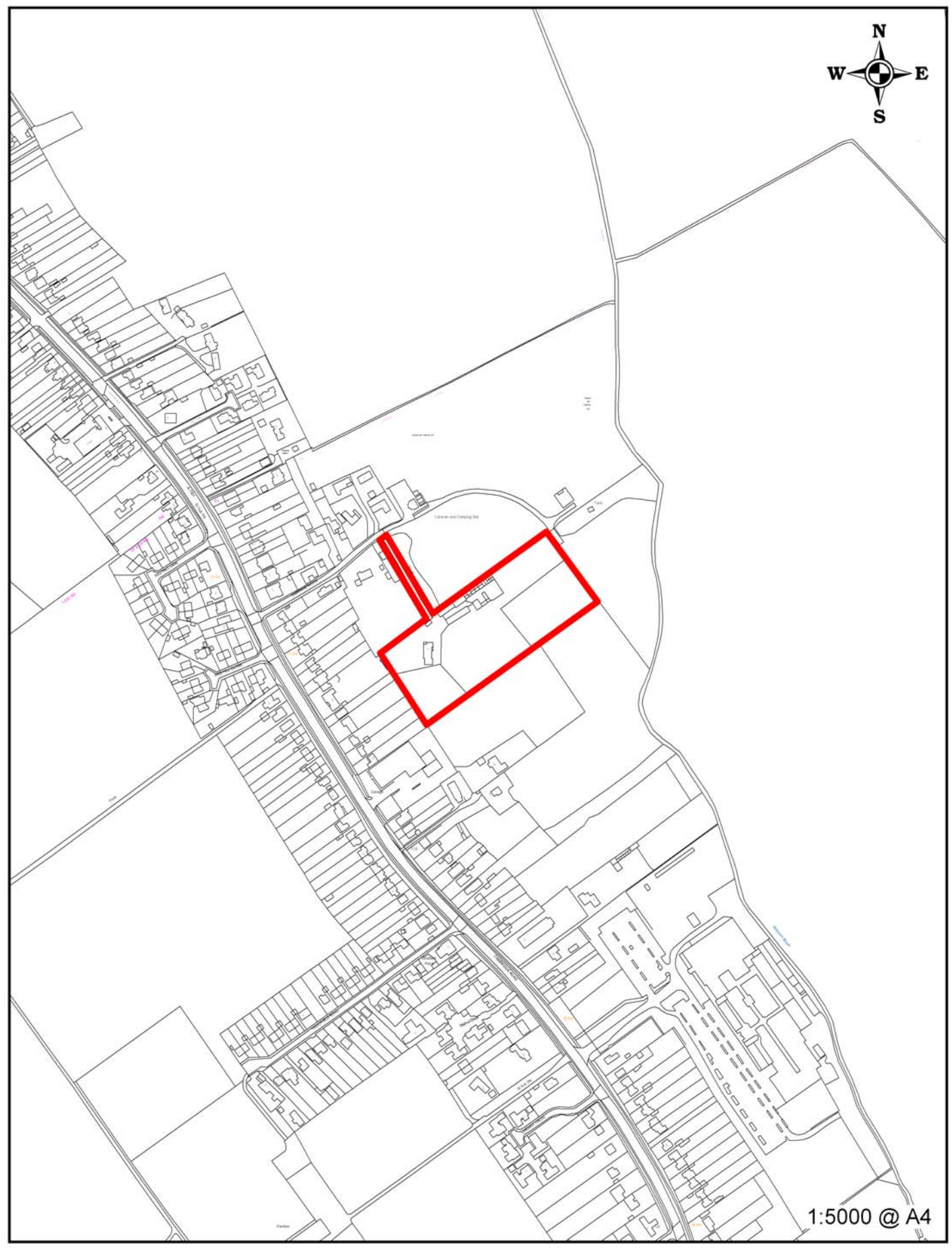
Site 20 - Land north of the Holiday Inn Impington

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SCDC Licence 100022500 (2008)

| | | | | | |
|---|---|----------------|-------|---------------------------|------------|
| Site Number | 21 | | | | |
| Location | Great Shelford and Stapleford | | | | |
| Site Name / Address | Land at Cabbage Moor | | | | |
| Objector [ref no] | Mr C Astin [1541] | Rep No. | 13886 | Objection site ref | 50 (06.06) |
| Objector's Proposal | Amend village framework and allocate for residential development. | | | | |
| Site Size | 1.8 ha. | | | | |
| Housing Capacity | 72 (at 40 dwellings per hectare) | | | | |
| Site Description | Open grassland used as an extension to the caravan park. Grass area divided from gravel driveway and sheds to the north of the site by a low boundary rail. | | | | |
| Site Context | Open to fields to the south, some trees and hedges to the east, residential development to the west. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|--|--|--|-----|------|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | Within 60m of Scheduled monument to the east | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. | | | | |

| | |
|--|----|
| Does the site warrant further assessment? | No |
|--|----|



1:5000 @ A4



Site 21 - Land at Cabbage Moor Great Shelford

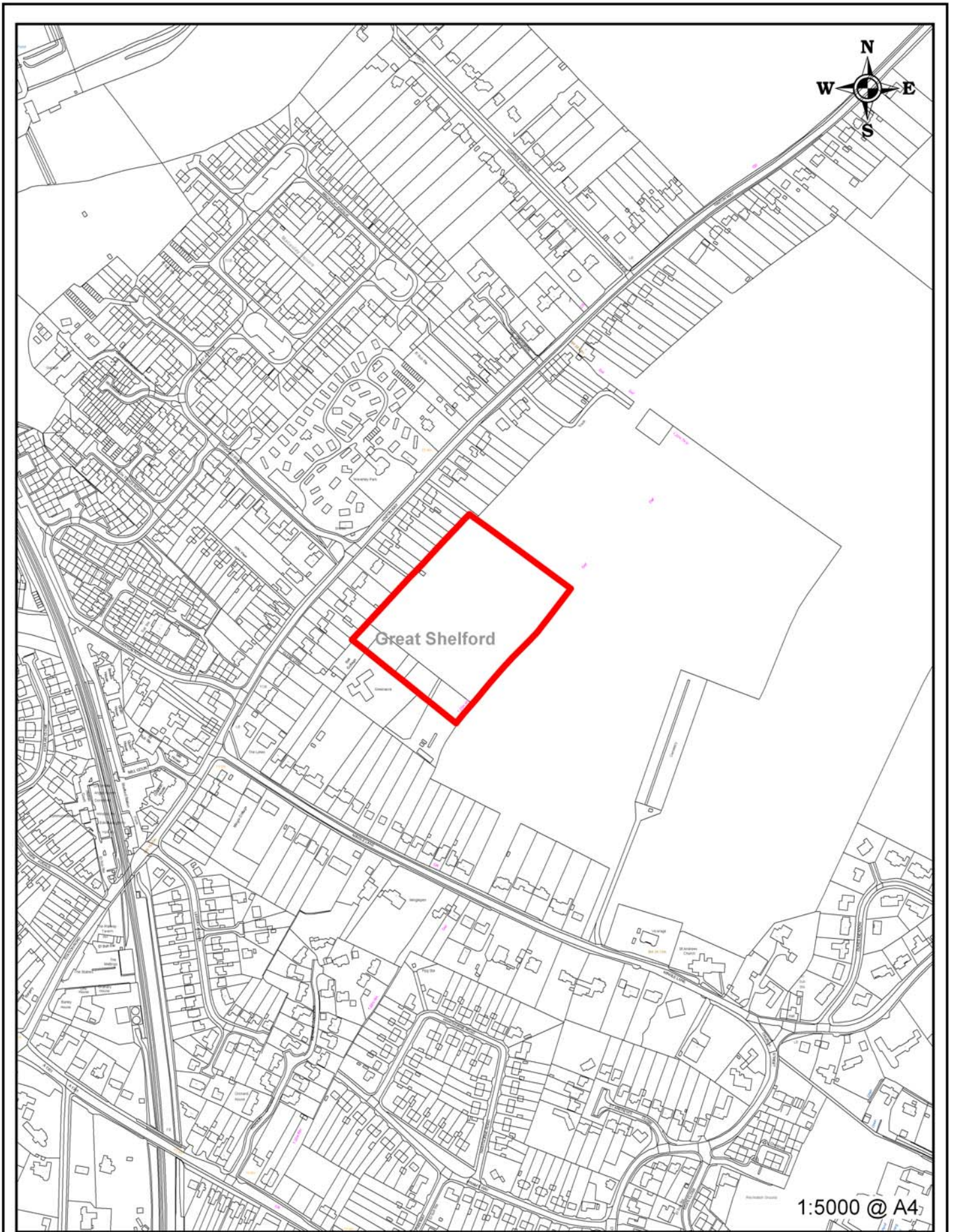
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SCDCL Licence 100022500 (2008)

| | | | | | |
|---|---|----------------|-------|---------------------------|------------|
| Site Number | 22 | | | | |
| Location | Great Shelford and Stapleford | | | | |
| Site Name / Address | Land behind 34 - 60 Hinton Way | | | | |
| Objector [ref no] | Mr B Moore [2631] | Rep No. | 13898 | Objection site ref | 51 (06.06) |
| Objector's Proposal | Allocate for residential development. amend village framework and remove from Green Belt. | | | | |
| Site Size | 2.3 ha. | | | | |
| Housing Capacity | 92 (at 40 dwellings per hectare) | | | | |
| Site Description | Flat, square field backing onto residential properties. | | | | |
| Site Context | Adjoins the back of residential properties on Mingle Lane and Hinton Way, with a clearly defined edge to the village. Very exposed open countryside. Wide views across to the north and east. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|--|------|--|-----|------|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. | | | | |

Section 6
Partial Site Assessments
Site Number 22, Great Shelford and Stapleford
Land Behind 34 – 60 Hinton Way

| | |
|--|----|
| Does the site warrant further assessment? | No |
|--|----|



Site 22 - Land behind 34-60 Hinton Way Great Shelford

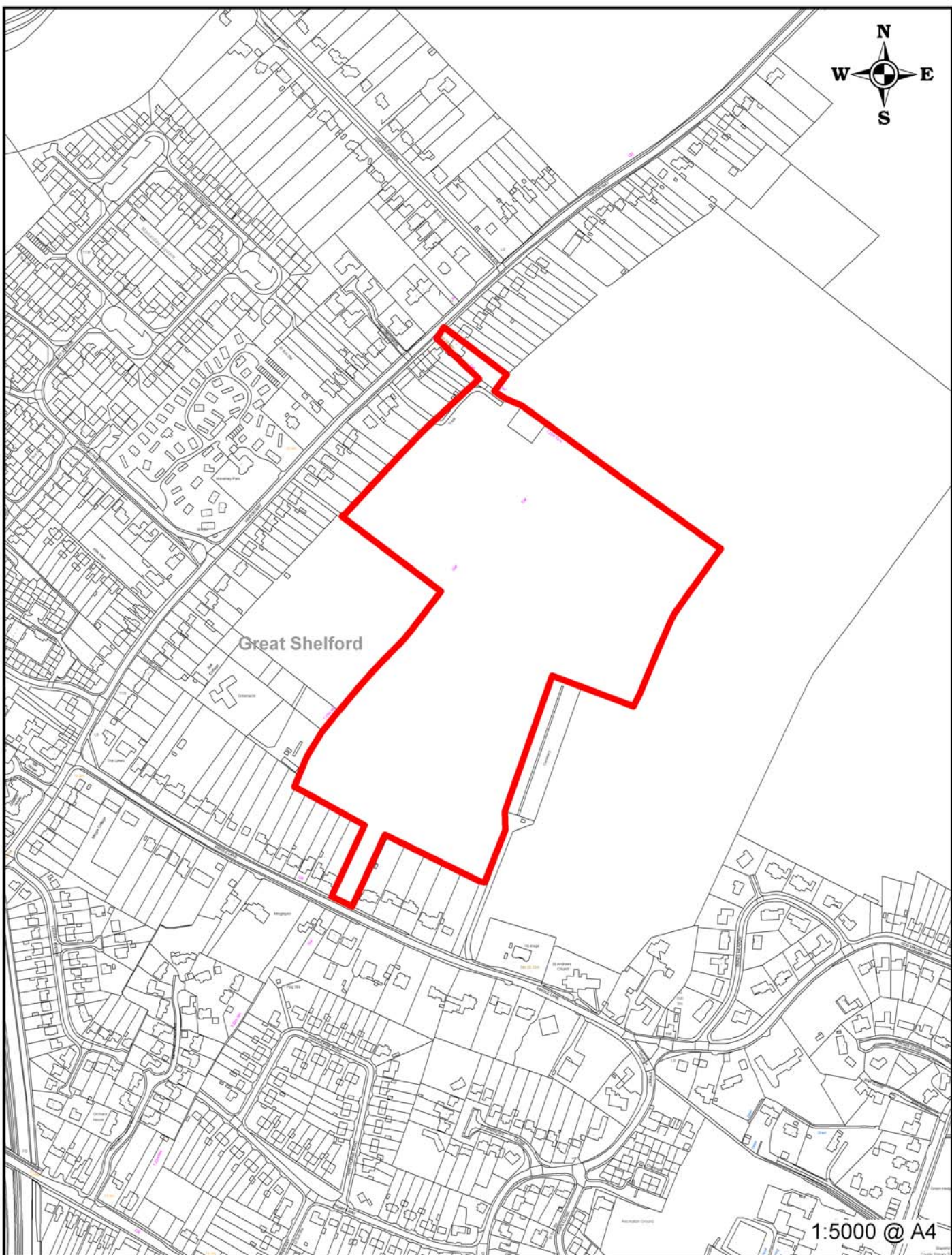
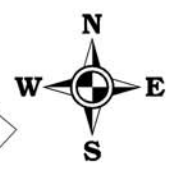
Section 6
Partial Site Assessments
Site Number 22, Great Shelford and Stapleford
Land Behind 34 – 60 Hinton Way

| | | | | | |
|---|--|----------------|-------|---------------------------|------------|
| Site Number | 23 | | | | |
| Location | Great Shelford and Stapleford | | | | |
| Site Name / Address | Land at Mingle Lane / Hinton Way | | | | |
| Objector [ref no] | Mrs Ann Johnson [3056] | Rep No. | 12100 | Objection site ref | 49 (06.06) |
| Objector's Proposal | Remove from Green Belt and allocate for residential development and ancillary uses. | | | | |
| Site Size | 10.1 ha. | | | | |
| Housing Capacity | 404 (at 40 dwellings per hectare) | | | | |
| Site Description | Large arable fields. | | | | |
| Site Context | Residential development on western and southern boundaries, open to countryside on north and east boundaries. Cemetery forms part of eastern boundary. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|--|------|--|-----|------|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. | | | | |

Section 6
Partial Site Assessments
Site Number 23, Great Shelford and Stapleford
Land at Mingle Lane / Hinton Way

| | |
|--|----|
| Does the site warrant further assessment? | No |
|--|----|



Great Shelford

1:5000 @ A4



Site 23 - Land at Mingle Lane / Hinton Way Great Shelford

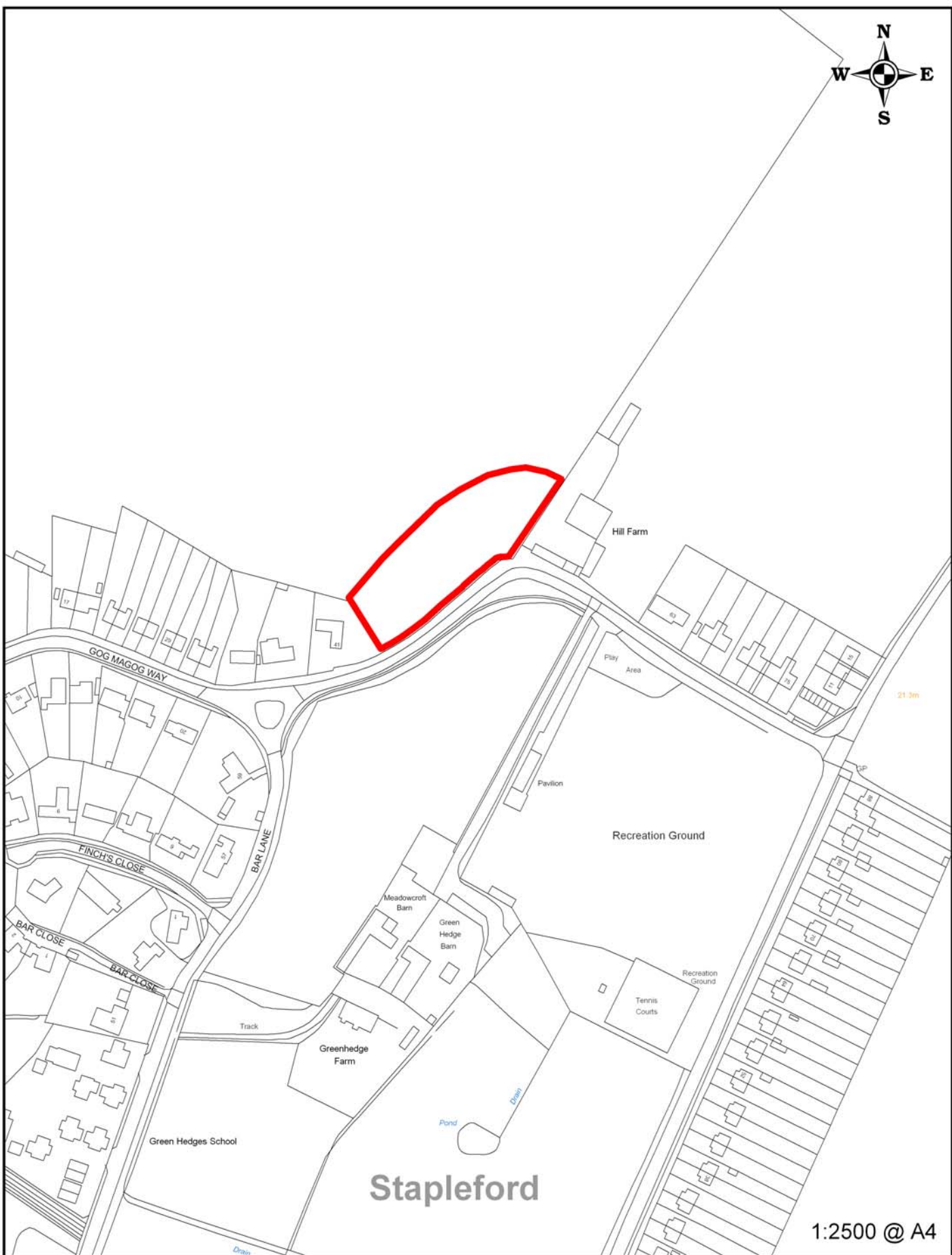
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SCDC Licence 100022500 (2008)

Section 6
Partial Site Assessments
Site Number 23, Great Shelford and Stapleford
Land at Mingle Lane / Hinton Way

| | | | | | |
|---|--|----------------|-------|---------------------------|-------------|
| Site Number | 24 | | | | |
| Location | Great Shelford and Stapleford | | | | |
| Site Name / Address | Land north of Gog Magog Way | | | | |
| Objector [ref no] | Mrs Ann Johnson [3056] | Rep No. | 12533 | Objection site ref | 111 (06.06) |
| Objector's Proposal | Revise village framework boundary, remove land from Green Belt and allocate for residential development. | | | | |
| Site Size | 0.4 ha. | | | | |
| Housing Capacity | 16 (at 40 dwellings per hectare) | | | | |
| Site Description | Part of an exposed, open arable field. | | | | |
| Site Context | Wide open, exposed countryside within and beyond the site. The residential property to the west and agricultural building to the east provide only limited boundaries to the site, by slightly reducing the site's openness. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|--|------|--|-----|------|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. | | | | |

| | |
|--|----|
| Does the site warrant further assessment? | No |
|--|----|



Site 24 - Land north of Gog Magog Way Stapleford

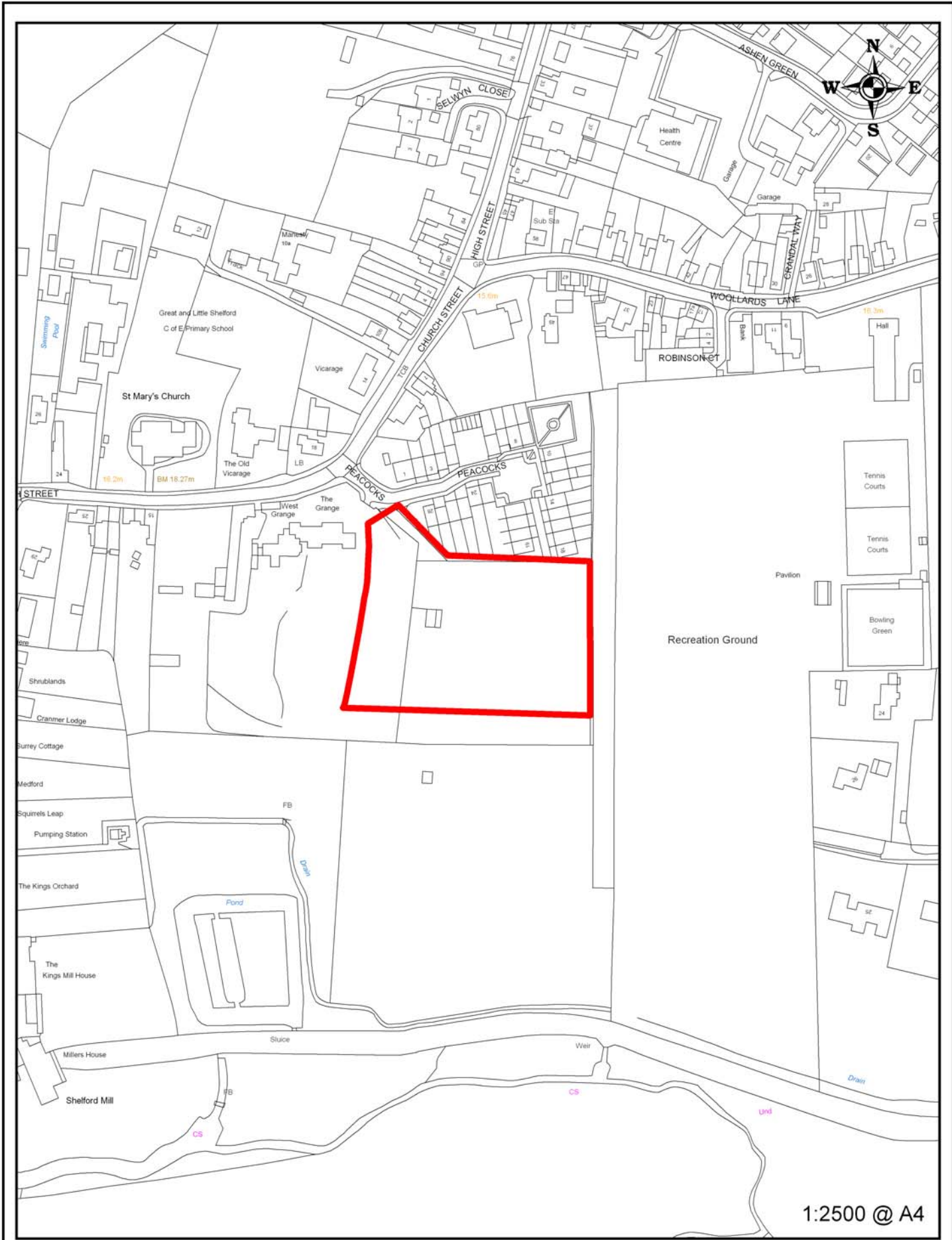


Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SCDC Licence 100022500 (2008)

| | | | | | |
|---|--|----------------|---------------|---------------------------|------------|
| Site Number | 25 | | | | |
| Location | Great Shelford and Stapleford | | | | |
| Site Name / Address | Land immediately south of Peacocks | | | | |
| Objector [ref no] | Mr J Bevan [3204] | Rep No. | 13528 / 13529 | Objection site ref | 53 (06.06) |
| Objector's Proposal | Amend village framework boundary and allocate site for residential development in conjunction with the allocation of an additional area of recreation and community open space to the south. | | | | |
| Site Size | 2.2 ha. | | | | |
| Housing Capacity | 66 (at 30 dwellings per hectare) | | | | |
| Site Description | Square, flat rough grazing land used for keeping and grazing several horses, with stables. Hedges to the east and west, with wooden post and rail fences to north and south boundaries. Track along the eastern boundary, within mature trees. | | | | |
| Site Context | The site is south of a cul-de-sac of sheltered housing. Beyond the trees to the east is a large recreation ground, while to the south is a further open, grassed field. To the west is another grassed field with several large mature trees. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|---|-----|------|-------------------------|-----|--|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | Yes | Zone 3 to the south of land proposed for open space uses. SFRA indicates impacts of climate change will bring area proposed for residential into zone 3. |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | Adjacent (The Grange, West Grange) |

| | | | | | |
|--|--|--|--|-----|--|
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. The sequential test to flood risk required by PPS25 means that this site should only be considered if sites in zone 1 are not reasonably available. | | | | |
| Does the site warrant further assessment? | No | | | | |



Site 25 - Land immediately south of Peacocks Great Shelford

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SCDC Licence 100022500 (2008)

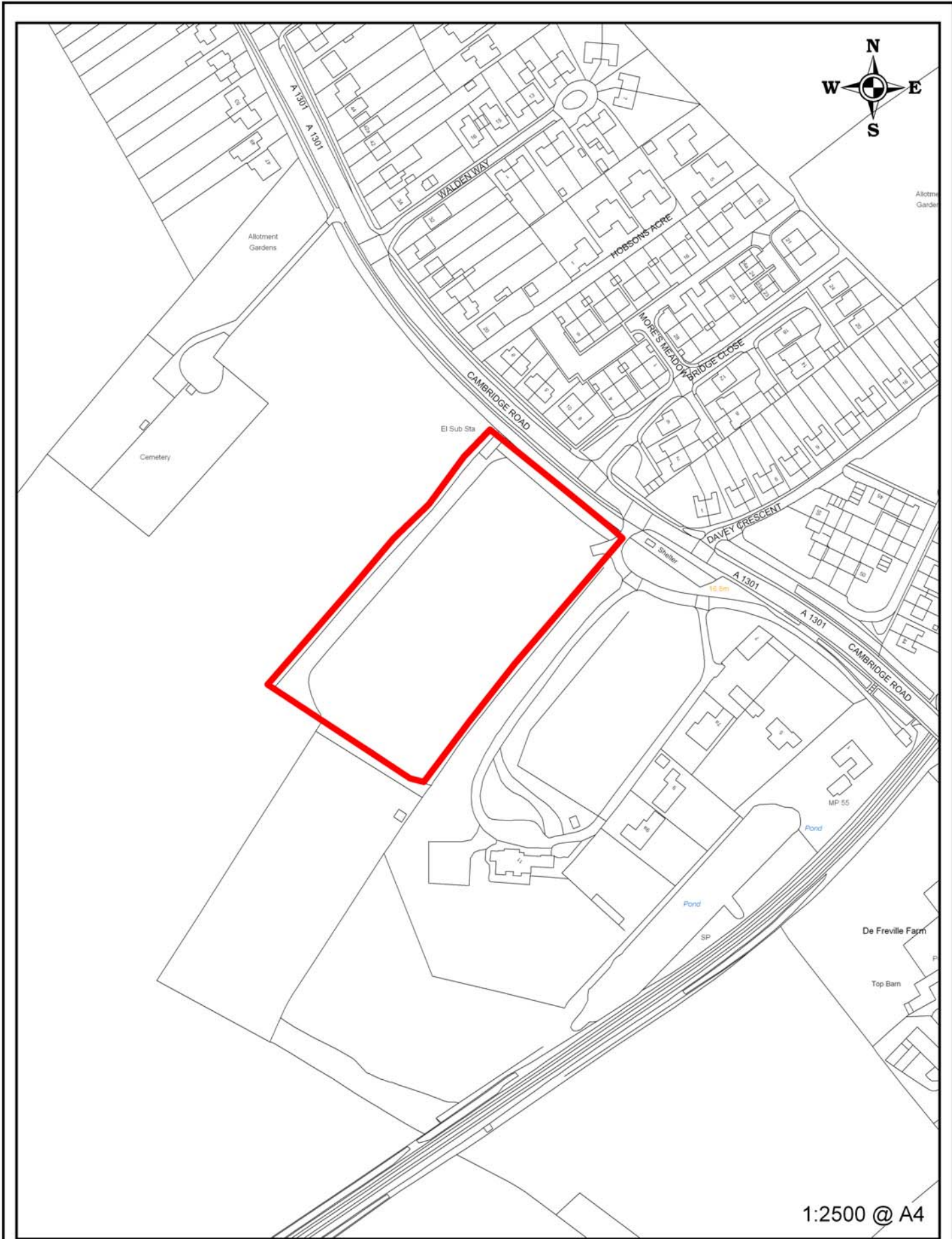
Section 6
Partial Site Assessments
Site Number 25, Great Shelford and Stapleford
Land Immediately South of Peacocks

| | | | | |
|---|---|----------------|-------|--------------------------------------|
| Site Number | 26 | | | |
| Location | Great Shelford and Stapleford | | | |
| Site Name / Address | Land north west of 11 Cambridge Road | | | |
| Objector [ref no] | Mrs W A January [1562] | Rep No. | 14328 | Objection site ref 48 (06.06) |
| Objector's Proposal | Revise village framework boundary, remove land from Green Belt and allocate for residential development. | | | |
| Site Size | 1.0 ha | | | |
| Housing Capacity | 40 (at 40 dwellings per hectare) | | | |
| Site Description | Flat, pasture field used for grazing sheep. Tall hedge all around. Gated access onto driveway to access Cambridge Road. | | | |
| Site Context | Open countryside beyond to the north and west. Adjacent to low density, landscaped residential area. Mature trees along Cambridge Road. | | | |
| Stage in development sequence | Rural Centre | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | |
| Allocated for housing in an existing plan? | No | | | |

| Tier 1 | | | | | |
|--|--|------|--|-----|------|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. | | | | |

Section 6
Partial Site Assessments
Site Number 26, Great Shelford and Stapleford
Land North West of 11 Cambridge Road

| | |
|--|----|
| Does the site warrant further assessment? | No |
|--|----|



1:2500 @ A4



Site 26 - Land north west of 11 Cambridge Road Great Shelford

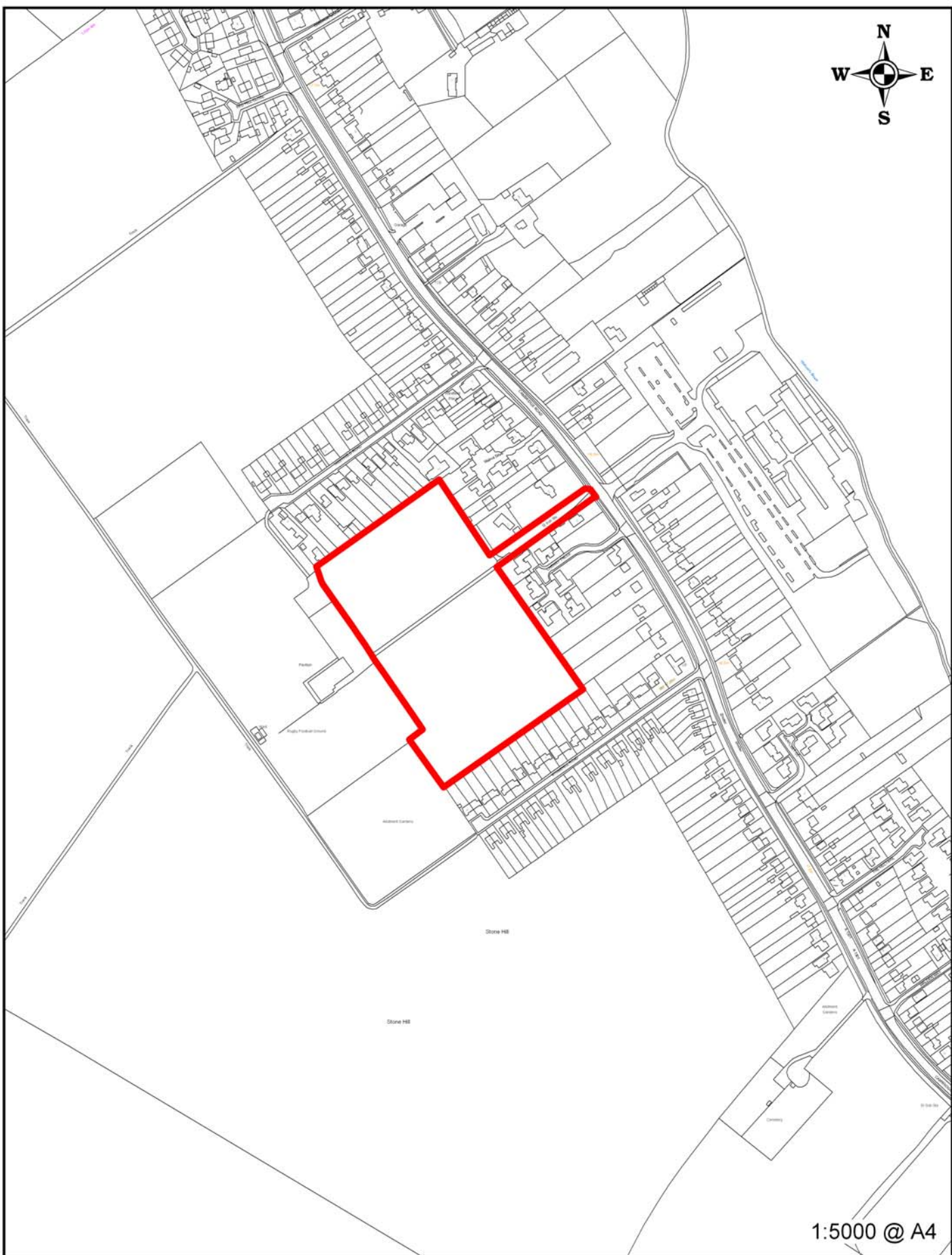
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SCDC Licence 100022500 (2008)

| | | | | | |
|---|---|----------------|-------|---------------------------|------------|
| Site Number | 27 | | | | |
| Location | Great Shelford and Stapleford | | | | |
| Site Name / Address | North of Stonehill Road, South of Westfield Road | | | | |
| Objector [ref no] | Rural Property Developers [3264] | Rep No. | 14400 | Objection site ref | 52 (06.06) |
| Objector's Proposal | Amend the village framework boundary, remove land from the Green Belt and allocate for residential development. | | | | |
| Site Size | 3.9 ha. | | | | |
| Housing Capacity | Objector proposes 150 dwellings including 50% affordable housing. | | | | |
| Site Description | Grassed field which rises slightly towards the north. A long concrete access road runs through the site that serves the Shelford Rugby Football Club to the west. | | | | |
| Site Context | The site lies behind Cambridge Road and is a large area of open land enclosed on three sides by housing development. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|--|------|--|-----|------|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. | | | | |

Section 6
Partial Site Assessments
Site Number 27, Great Shelford and Stapleford
Land North of Stonehill Road, South of Westfield Road

| | |
|--|----|
| Does the site warrant further assessment? | No |
|--|----|



1:5000 @ A4



Site 27 - North of Stonehill Road / South of Westfield Road, Great Shelford

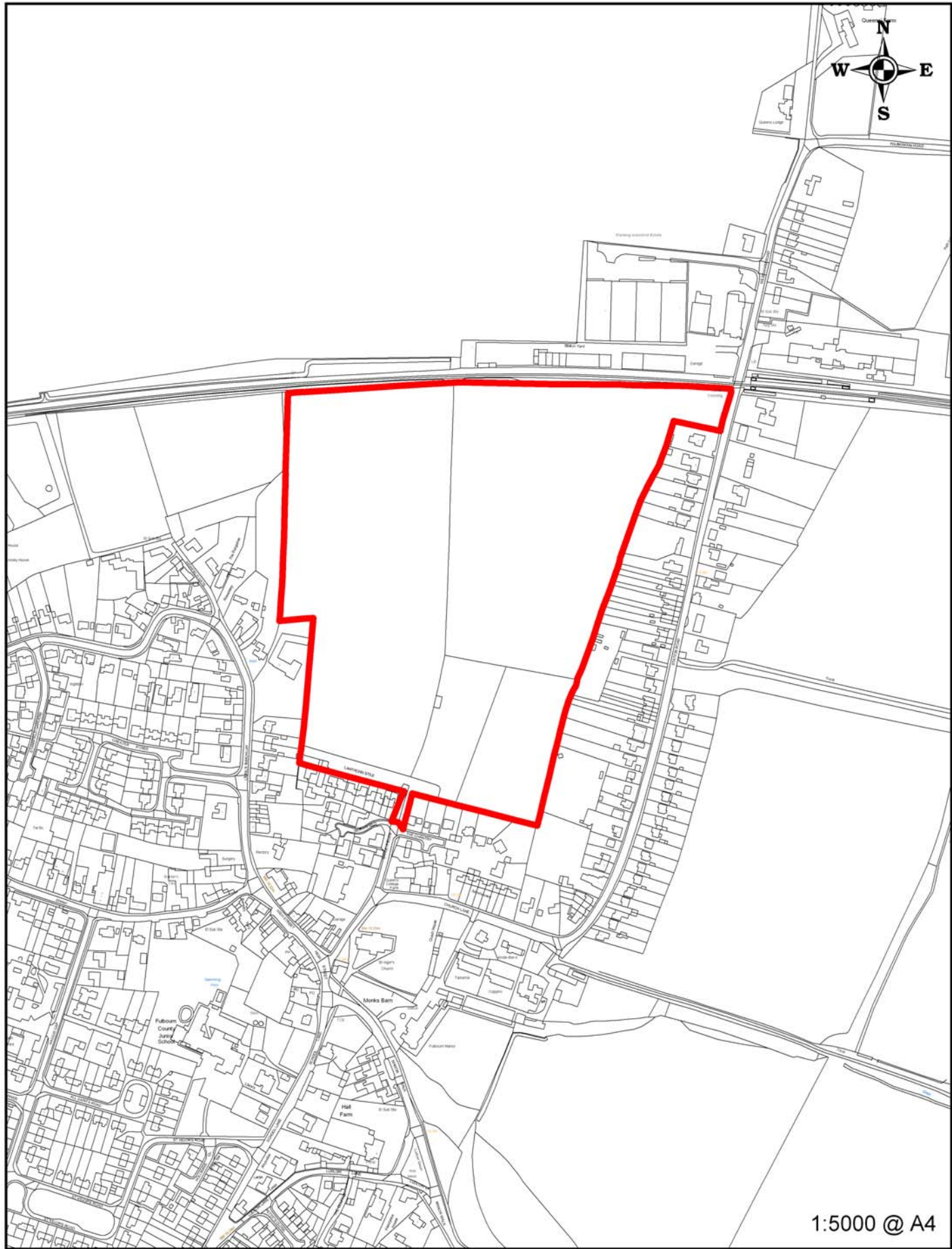
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SDCDC Licence 100022500 (2008)

Section 6
Partial Site Assessments
Site Number 27, Great Shelford and Stapleford
Land North of Stonehill Road, South of Westfield Road

| | | | | | |
|---|--|----------------|-------|---------------------------|------------|
| Site Number | 28 | | | | |
| Location | Fulbourn | | | | |
| Site Name / Address | Land west of Station Road / north of the Chantry | | | | |
| Objector [ref no] | G J Lacey [1178] | Rep No. | 13163 | Objection site ref | 32 (06.06) |
| Objector's Proposal | Allocate for a mixed-use development, comprising of residential (including affordable homes), community facility and enhanced transport facilities. Amend village framework and remove land from the Green Belt. | | | | |
| Site Size | 12.5 ha. | | | | |
| Housing Capacity | 500 (at 40 dwellings per hectare) | | | | |
| Site Description | The site comprises open fields and paddocks. The open fields are on gently rising land from the south and east, up to the railway line. | | | | |
| Site Context | Residential development to the east fronting onto Station Road, and to the south. Industrial area north of the railway line on part of frontage, with the remainder open to agricultural fields. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|-----|------|--|-----|--|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | Adjacent (various on Station Road & Apthorpe Street) |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |

| | |
|--|--|
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. |
| Does the site warrant further assessment? | No |



1:5000 @ A4



South
Cambridgeshire
District Council

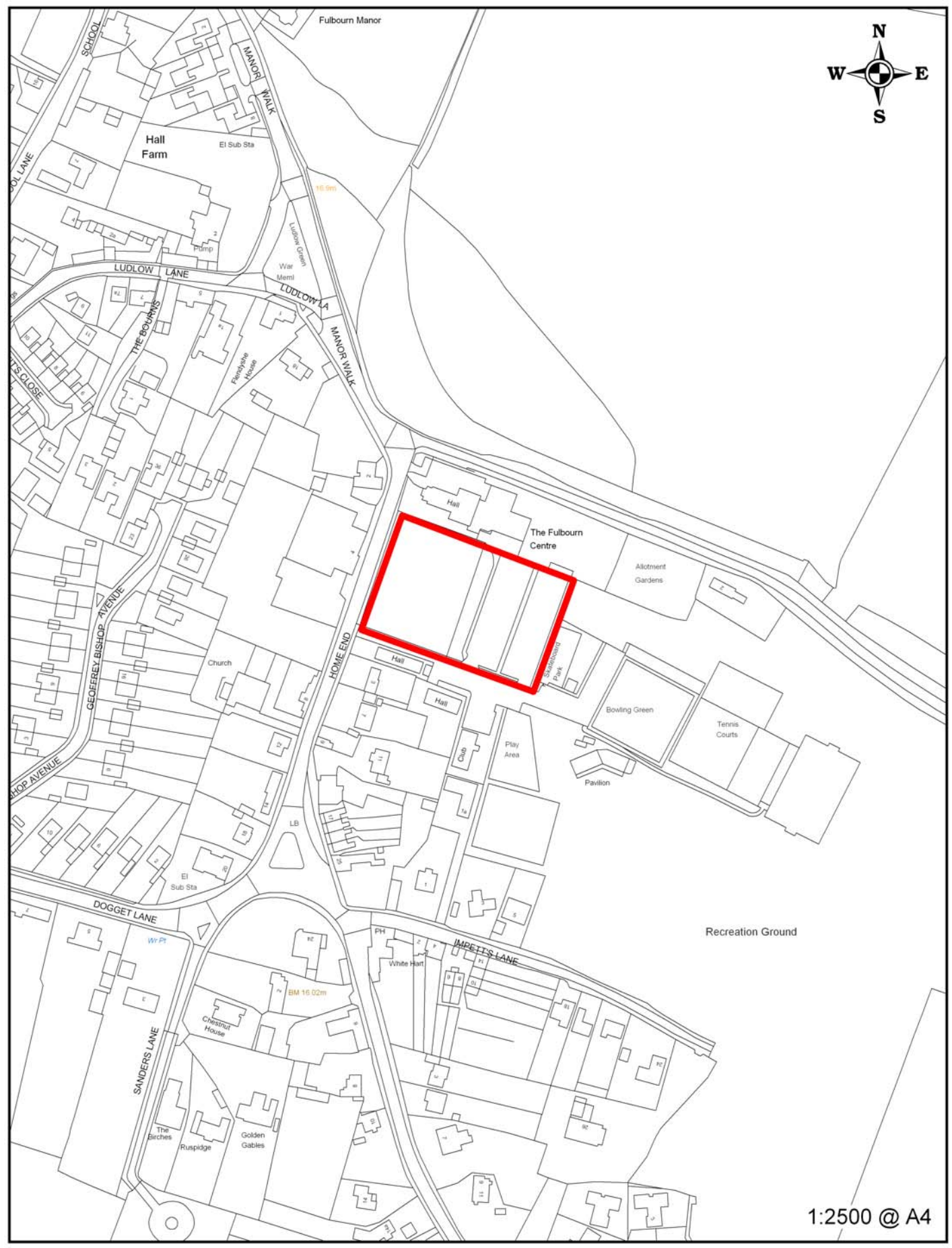
Site 28 - Land west of Station Road / north of the Chantry, Fulbourn

Section 6
Partial Site Assessments
Site Number 28, Fulbourn
Land West of Station Road / North of the Chantry

| | | | | | |
|---|---|----------------|-------|---------------------------|------------|
| Site Number | 29 | | | | |
| Location | Fulbourn | | | | |
| Site Name / Address | Land at Home End | | | | |
| Objector [ref no] | Trustees of the Late K G Moss [3039] | Rep No. | 11967 | Objection site ref | 33 (06.06) |
| Objector's Proposal | Allocate land for residential development. | | | | |
| Site Size | 0.5 ha. | | | | |
| Housing Capacity | 15 (at 30 dwellings per hectare) | | | | |
| Site Description | Grass field bound by hedge / post and rail fencing. | | | | |
| Site Context | Adjacent to the village hall, recreation ground and scouts hut. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|--|------|--|-----|--|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | 2 & 8 Home End are nearby, and development could impact on the setting |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | | | | | |
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. | | | | |

| | |
|--|----|
| Does the site warrant further assessment? | No |
|--|----|



1:2500 @ A4



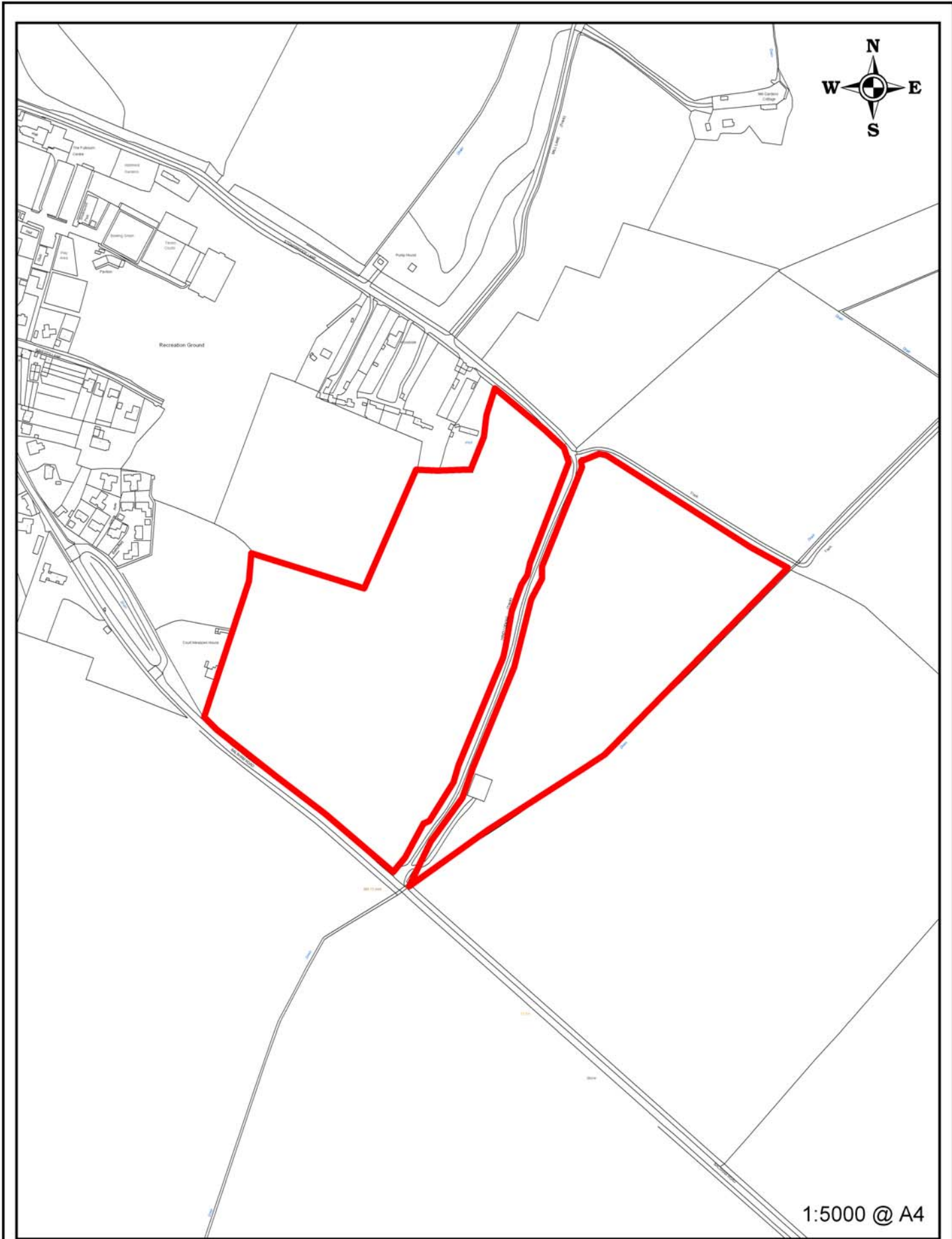
Site 29 - Land at Home End Fulbourn

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SCDC Licence 100022500 (2008)

| | | | | | |
|---|--|----------------|-------|---------------------------|------------|
| Site Number | 30 | | | | |
| Location | Fulbourn | | | | |
| Site Name / Address | Land either side of Hinds Loder (track) | | | | |
| Objector [ref no] | Trustees of the Late K G Moss [3039] | Rep No. | 11969 | Objection site ref | 36 (06.06) |
| Objector's Proposal | Allocate land for residential development. | | | | |
| Site Size | 13.8 ha. | | | | |
| Housing Capacity | 414 (at 30 dwellings per hectare) | | | | |
| Site Description | Large agricultural fields divided by tree lined track. | | | | |
| Site Context | Removed from the edge of the village, with another arable field between. Soft edge to the village with tall hedges along residential properties. Wide open, gently rolling countryside all around and long distance views from most sides. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|---|-----|------|--|-----|---|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | Yes | Flood Zone 3 on eastern part of site, would impact on area of the site that could be developed. |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | Various on Stonebridge Lane to north of site. Development would impact on rural setting. |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |

| | |
|--|---|
| Could site form an extension to an existing settlement? | No, the site is separated from the edge of the village, with another arable field between. |
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. The site is separated from the built up area of the village, and would create an unacceptable isolated form of development. Some of the land is in Flood Zone 3. |
| Does the site warrant further assessment? | No |



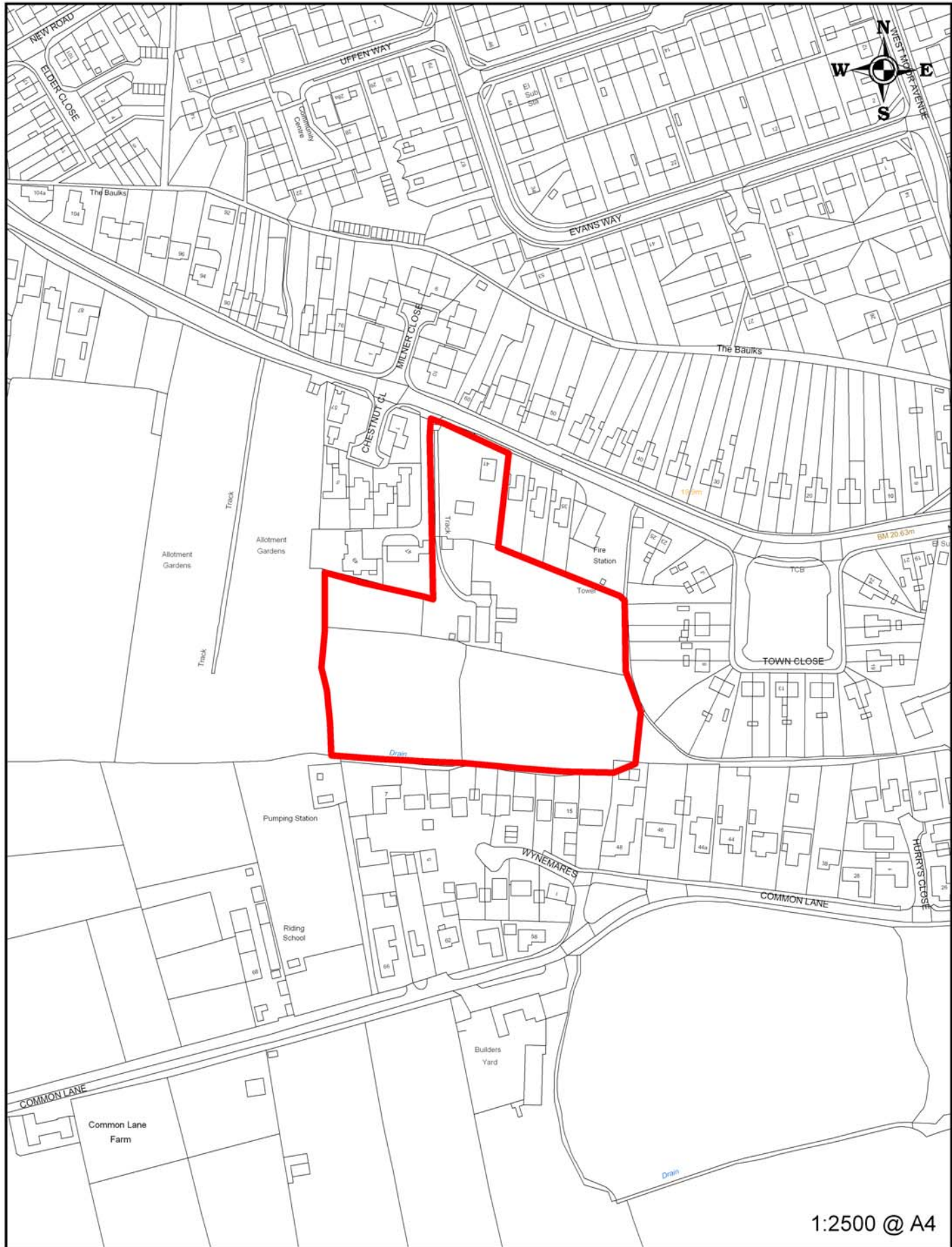
Site 30 - Land either side of Hinds Loder (track) Fulbourn

Section 6
Partial Site Assessments
Site Number 30, Fulbourn
Land either side of Hinds Loder (track

| | | | | | |
|---|---|----------------|-------|---------------------------|-------------|
| Site Number | 31 | | | | |
| Location | Sawston | | | | |
| Site Name / Address | Land at 41 Mill Lane | | | | |
| Objector [ref no] | Freshwater Estates Ltd. [1702] | Rep No. | 11772 | Objection site ref | 107 (06.06) |
| Objector's Proposal | Revise village framework boundary and allocate for residential development. | | | | |
| Site Size | 1.6 ha. | | | | |
| Housing Capacity | 48 (at 30 dwellings per hectare) | | | | |
| Site Description | Area of Grass and scrub land. Small number of low key outbuilding of agricultural character. Footpath runs down eastern side. | | | | |
| Site Context | Site is largely contained by trees and hedges, and existing development. Limited long distance views. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | N/A | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|-----|------|--|-----|---|
| | Y/N | Note | | Y/N | Note |
| Green Belt | No | | Flood Risk | Yes | The whole site is in zone 2. SFRA indicates climate change will bring site into zone 3. |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |

| | |
|--|---|
| Tier 1 conclusion: | The sequential test to flood risk required by PPS25 means that this site should only be considered if sites in zone 1 are not reasonably available. |
| Does the site warrant further assessment? | No |



Site 31 - Land at 41 Mill Lane Sawston



Section 6
Partial Site Assessments
Site Number 31, Sawston
Land at 41 Mill Lane

| | | | | | |
|---|---|----------------|-------|---------------------------|-------------|
| Site Number | 32 | | | | |
| Location | Sawston | | | | |
| Site Name / Address | Land behind Whitefield Way | | | | |
| Objector [ref no] | Spicers Ltd [3042] | Rep No. | 11999 | Objection site ref | 109 (06.06) |
| Objector's Proposal | Remove the site from the Green Belt and allocate site for residential development. | | | | |
| Site Size | 2.9 ha. | | | | |
| Housing Capacity | Objector proposes 78 dwellings. | | | | |
| Site Description | Rectangular agricultural field adjoined on the southern side by a residential cul-de-sac. | | | | |
| Site Context | Residential development to the south, tree belts on eastern and western boundaries, but more open to the north. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

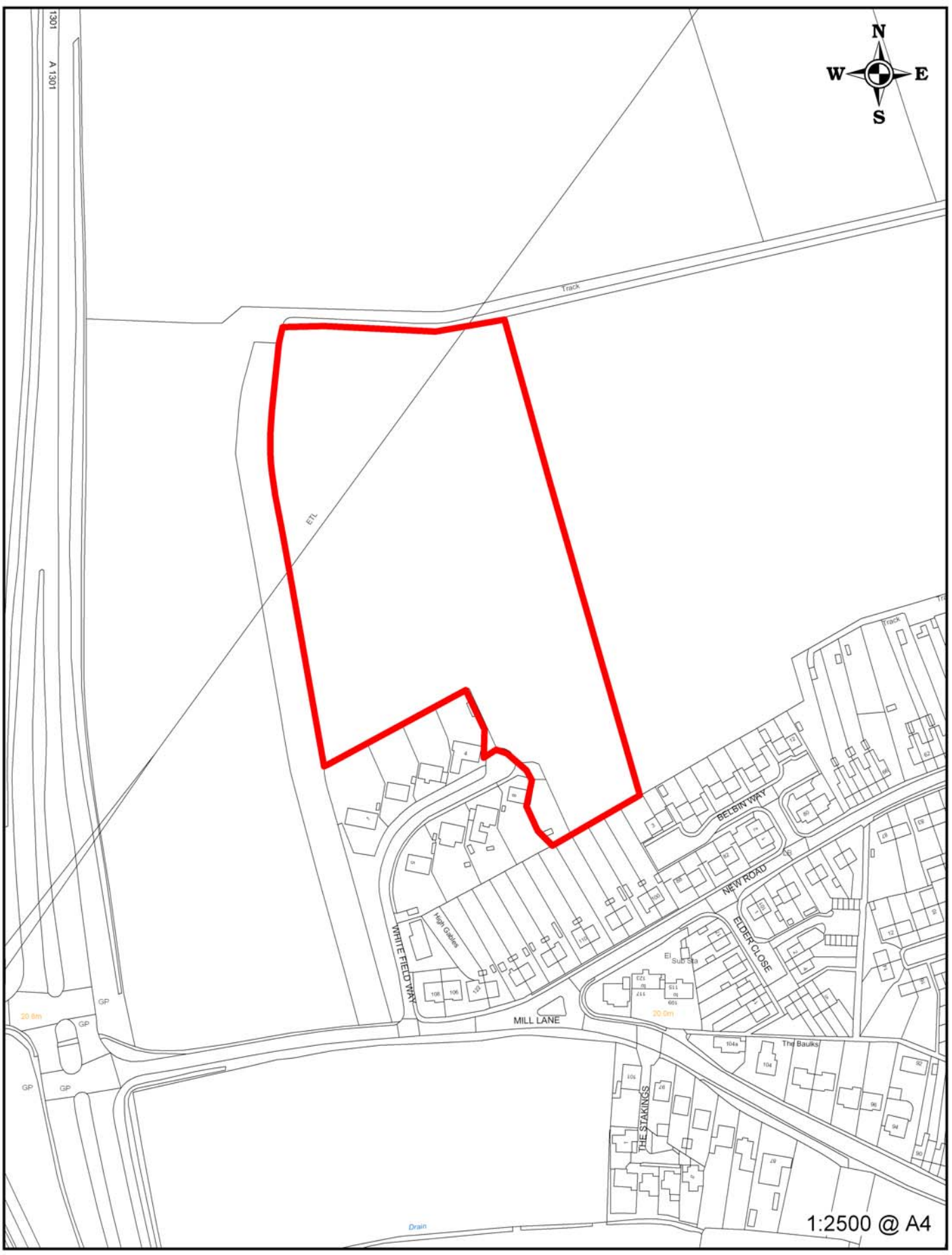
| Tier 1 | | | | | |
|--|--|------|--|-----|------|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. | | | | |

Section 6
Partial Site Assessments
Site Number 32, Sawston
Land Behind Whitefield Way

| | |
|--|----|
| Does the site warrant further assessment? | No |
|--|----|



T301
A 1301



1:2500 @ A4



Site 32 - Land behind Whitefield Way Sawston

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SCDC Licence 100022500 (2008)

Section 6
Partial Site Assessments
Site Number 32, Sawston
Land Behind Whitefield Way

| | | | | | |
|---|--|----------------|-------|---------------------------|-------------|
| Site Number | 33 | | | | |
| Location | Sawston | | | | |
| Site Name / Address | Land at 64 Cambridge Road | | | | |
| Objector [ref no] | Mr R.D January [2731] | Rep No. | 14432 | Objection site ref | 108 (06.06) |
| Objector's Proposal | Include site within the village framework, remove land from the Green Belt and allocate for residential development. | | | | |
| Site Size | 0.2 ha. | | | | |
| Housing Capacity | 8 (at 40 dwellings per hectare) | | | | |
| Site Description | Two farm dwellings together with out buildings. | | | | |
| Site Context | Site is on the edge of the village. Farm buildings, and large agricultural fields to the north. Residential development to the south east. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | N/A | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|--|------|--|-----|--|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | No | Site is only 0.2 hectares and contains 2 existing dwellings. |
| Could site form an extension to an existing settlement? | Yes | | | | |
| Tier 1 conclusion: | This Green Belt site is too small to be a suitable housing allocation. | | | | |

Section 6
Partial Site Assessments
Site Number 33, Sawston
Land at 64 Cambridge Road

| | |
|--|----|
| Does the site warrant further assessment? | No |
|--|----|



1:1500 @ A4



Site 33 - Land at 64 Cambridge Road Sawston

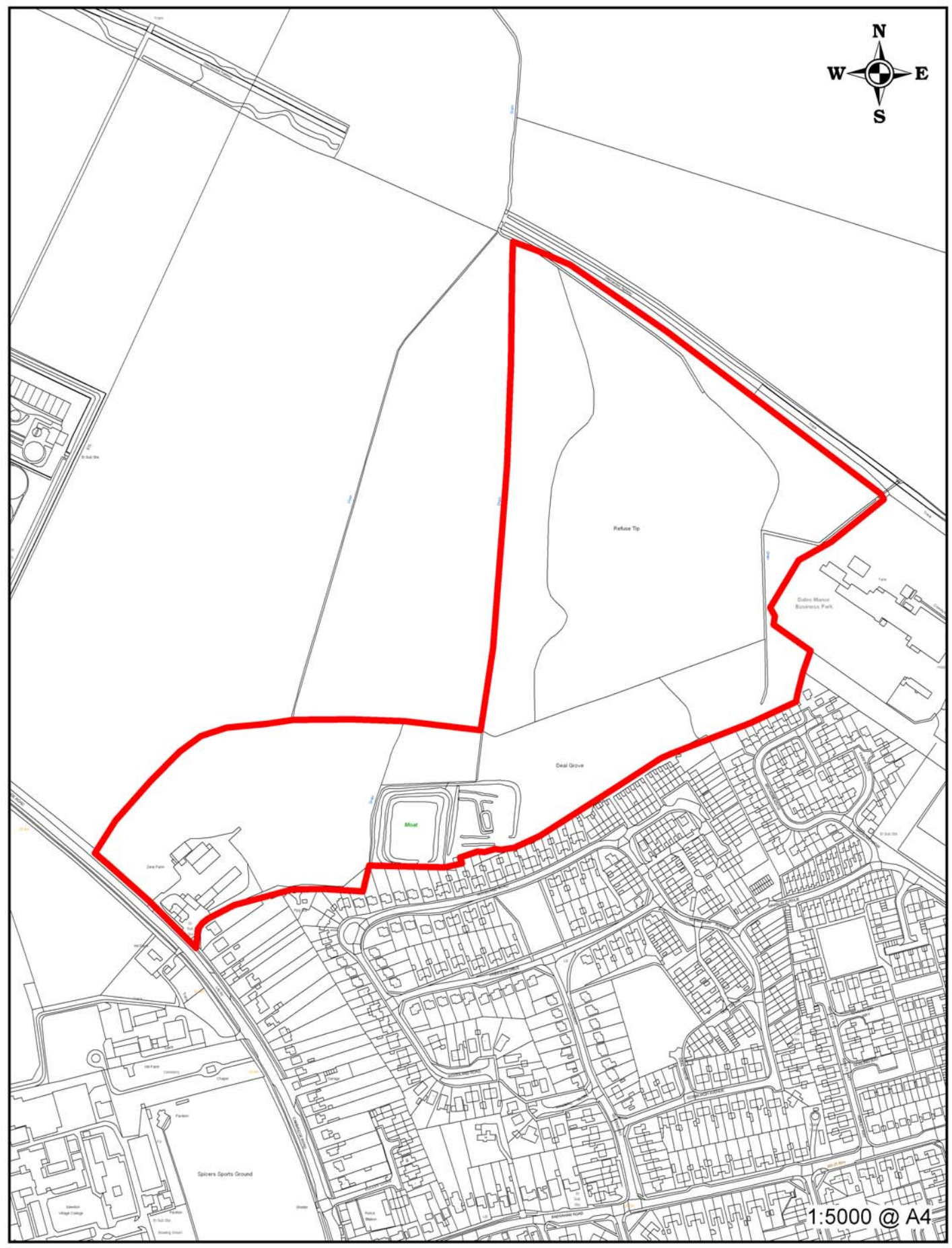
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SCDC Licence 100022500 (2008)

Section 6
Partial Site Assessments
Site Number 33, Sawston
Land at 64 Cambridge Road

| | | | | | |
|---|--|----------------|-------|---------------------------|-------------|
| Site Number | 34 | | | | |
| Location | Sawston | | | | |
| Site Name / Address | Land at Deal Grove | | | | |
| Objector [ref no] | Dencora/Helical Bar (c/o Agent) [1697] | Rep No. | 12242 | Objection site ref | 106 (06.06) |
| Objector's Proposal | Revise village framework boundary and allocate for residential development. | | | | |
| Site Size | 19.0 ha. | | | | |
| Housing Capacity | 760 (at 40 dwellings per hectare) | | | | |
| Site Description | Very large, exposed, open arable landscape. Tall hedge defines current extent of the village. Low hedge along Cambridge Road on an embankment. Land is raised in relation to the existing built extent of the village. Agricultural buildings in the south west corner. Wooded area to the east of the site. | | | | |
| Site Context | Wide open rolling arable landscape. Rural character. Business park to the south east. Land slopes down to the residential to the south. | | | | |
| Stage in development sequence | Rural Centre | | | | |
| Is the location identified in Structure Plan Policy P9/2c? | No | | | | |
| Allocated for housing in an existing plan? | No | | | | |

| Tier 1 | | | | | |
|--|-----|------|--|-----|------|
| | Y/N | Note | | Y/N | Note |
| Green Belt | Yes | | Flood Risk | No | |
| European Nature Conservation Sites | No | | SSSI | No | |
| Scheduled Monument | No | | Listed Buildings | No | |
| Historic Park & Garden | No | | Suitable scale for housing allocation | Yes | |
| Could site form an extension to an existing settlement? | Yes | | | | |

| | |
|--|--|
| Tier 1 conclusion: | The site is within the Green Belt on the edge of a Rural Centre. |
| Does the site warrant further assessment? | No |



Site 34 - Land at Deal Grove Sawston



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. SCDC Licence 100022500 (2008)

