

## **E. REVIEW OF PUBLICLY OWNED LAND**

- E.1 Circular 01/2006 advises that publicly owned land maybe a suitable source of land to identify new options for Traveller sites. The circular states that 'Authorities should also consider making full use of the registers of unused and under-used land owned by public bodies as an aid to identifying suitable locations.'
- E.2 The council has therefore attempted to identify land for testing owned by local authorities and other public bodies.

### **LAND OWNED BY THE DISTRICT COUNCIL**

- E.3 South Cambridgeshire District Council is not a significant landowner. Land it does own has been reviewed to identify whether any land could be potentially made available, and therefore warranted testing.
- E.4 Using the council's registered land title information, parcels of land in South Cambridgeshire ownership were identified that fell within 1,000m of a development framework and within 2,000m of the three key amenities (doctors surgery, primary school and food shop). 788 parcels of land fell within this area of search, of which none were considered to be suitable for further assessment.
- E.5 The majority share of these parcels (766) were council housing and rights of way, which consisted of houses, front and rear gardens, footpaths and roads. The remaining parcels consisted of:
- Nine parcels of small green areas of open space and hedgerows deemed too small for consideration.
  - Five parcels for pumping stations and electricity sub-stations.
  - Four parcels of children's playgrounds and recreation grounds.
  - Car parks were attributed to three parcels.
  - One burial ground.
- E.6 No suitable sites for testing could be identified in the search areas. In addition a wider search was carried out to identify if there were areas outside the search areas, but again no sites for testing were identified. Therefore no land owned by the district council has been identified as site options in this report.

## LAND OWNED BY CAMBRIDGESHIRE COUNTY COUNCIL

- E.7 Cambridgeshire County Council is a significant landowner, through the County Farms Estate. The County Farms Estate extends to 13,000 ha (33,000 acres) let to 260 farming tenants across Cambridgeshire. It is the largest local authority estate of its type in England and Wales and comprises 10% of the national estate. The estate is made up of prime agricultural land and areas with great development or environmental potential.
- E.8 South Cambridgeshire District Council has reviewed land owned by Cambridgeshire County Council within the search areas that would meet the criteria identified for Tier 1 (within 1,000m of a village framework and within 2,000m of a primary school, food shop and doctors surgery). In addition, land within 1,000m of Cambridge and Northstowe has been reviewed. A series of maps showing the land owned by Cambridgeshire County Council and distance from settlements and key amenities search areas are included at the end of this section of the Technical Annex as Figure E2).
- E.9 An initial sieving process using the land designations identified in Tier 1 of the site search methodology was applied. Land in hazard areas such as flood zones, or land subject to protection such as designated Local Nature Reserves, was excluded. In addition, land in the Green Belt was excluded. PPG2: Green Belts and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage. Once these constraints were identified, a further initial assessment was applied, to identify whether any suitable parcels of land could be identified for further testing. Where it was clear that a suitable access could not be achieved, or there were other key issues that would prevent use for a Gypsy and Traveller site, the land was rejected.
- E.10 As a result of this assessment 13 locations were considered worthy of further testing. These sites have been subject to the three tier testing process applied to other sites, and included for consultation as either rejected sites or potential site options. This process is illustrated in Table E1 below.
- E.11 Cambridgeshire County Council will be able to respond formally to this testing process and the sites identified through the consultation process. The County Council has assisted by providing details of the land holdings and the objectives of the County Farms Estate. They have not endorsed the sites at this stage.
- E.12 Cambridgeshire County Council's Cabinet approved the current objectives for the estate in July 2006 following a major review. This was conducted jointly by a group comprising members from all three political parties, Bidwells as strategic management advisers, the senior regional policy

adviser of the National Farmers Union and senior officers. Previous major reviews were undertaken in 1988, 1991 and 2000.

**Cambridgeshire County Council's Objectives for the County Farms Estate, as approved in July 2006**

1. To promote (full-time) fixed term commercial farm business opportunities and foster links between the council and private / institutional estate landlords with the aim of securing tenant progression and development.
2. To promote short term / part-time fixed term opportunities for new entrants by making best use of land held pending long term development / sale.
3. To realise, only at vacant possession value, the sale of identified surplus property on the estate by taking proactive steps to bring forward a continuing stream of capital receipts whilst at the same time protecting and enhancing the asset value of the retained estate.
4. To make financial provision for the proper management of the council's statutory and contractual repair liabilities.
5. To maintain or increase rental income, so far as is practicable, significant items of capital expenditure will be justified with a business case.
6. To provide a positive experience of the estate / countryside by promoting and publicising environmental initiatives to increase biodiversity, public access, archaeological protection / enhancement and conservation / amenity projects.
7. To support rural development and economic re-generation by encouraging wider farm diversification, letting appropriate facilities for non-agricultural use and identifying land sales for social housing.

- E.13 The initial review in 1988 followed the publication of *Smallholdings Under Pressure* by Cambridge University Land Economy Department (ISBN: 0 906782 27 9). This was a year-long research project commissioned by the County Council.
- E.14 The objectives are implemented through Farm Management Plans. These plans very simply identify how every hectare / acre will be allocated. Some 12,894 ha are identified for **retention (R)** as farming, diversified and environmental holdings and this includes 2584 ha of land identified for **retention pending long-term sale (RPLTS)**. A further 983 ha is identified as **surplus (S)** land and would be brought to the market when vacant possession is obtained from the current tenants.
- E.15 Table E1 below has been annotated to reflect the allocations shown in bold above.

## LAND OWNED BY OTHER PUBLIC BODIES

- E.16 A Register of Surplus Public Sector Land is maintained by the Homes and Communities Agency on behalf of Communities and Local Government. A wide cross-section of public sector organisations supply information to the register of land that may be available for other uses. At December 2008 the only site on the register was Boxworth Farm, a large site owned by DEFRA. No suitable sites for testing could be identified.
- E.17 In addition, the council wrote to a range of public bodies to identify whether they had any land that could be made available, and tested through this plan making process. The following organisations were contacted:
- Cambridge City Council
  - Government Office for East of England
  - Department for Transport
  - Highways Agency
  - Network Rail
  - Primary Care Trusts
  - Housing Corporation
  - Registered Social Landlords
  - Cambridgeshire Constabulary
  - Cambridgeshire Fire and Rescue Service
  - Defence Estates
  - DEFRA
  - English Heritage
  - English Partnerships (Homes and Communities Agency)
  - Environment Agency
  - Forestry Commission
  - Internal Drainage Boards
  - Natural England
  - Post Office Property Holdings
  - Sport England
  - The Crown Estate
  - Church Commissioners
- E.18 No sites were put forward by the above organisations for testing through this plan making process.

**TABLE E1 - Review of County Council land within search areas by South Cambridgeshire District Council**

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
Bassingbourn	1	Land at Haygate Farm, Fen Road	R	Significant part of the site lies within Flood Zone 3.	The land outside Flood Zone 3 is not of sufficient scale to identify a suitable site option.	None.
	2	Land West of South End and North of Ashwell Street	R	Small part of site within Flood Zone 3, but only areas to southeast.  Icknield Way, Public Right of Way.	This is a very large land holding covering much of the area between Bassingbourn and Litlington, but access is limited to significant parts of this area. Icknield Way, a Public Right of Way, runs along the southern edge of the site and is a remote rural location some distance from the village. This part of the site is not a suitable location for development. However, there are two areas of the site that have no key constraints, are closer to village services and amenities, and have potentially suitable road access. These warrant further testing: one area fronting onto Bassingbourn Road between Litlington and Bassingbourn, and one adjoining South End.	a) Land at South End.  b) Land Fronting Bassingbourn Road
	3	Land off South End	R	None	Site forms part of the school site, and does not warrant further assessment.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	4	Land at Clear Farm, South End	RPLTS	Eastern part Flood Zone 3.	The eastern part of the site is unsuitable as it is within Flood Zone 3. The western part is accessed through a narrow access track, behind existing development, and is not considered a suitable option for testing.	None.
	5	Land at Beauval Farm, Between Old North Road and Spring Lane	R RPLTS (6 ha adjacent to The Causeway and 1ha off Spring Lane- (east side adjacent to the village framework)	Ickneild Way, Public Right of Way.	This is a large landholding between Kneesworth and Bassingbourn, much of it with limited road access. Excluding sites on Ickneild Way, there are potential sites fronting onto The Causeway, and at Spring Lane that have road frontage access.	a) Land at the Causeway b) Land Adjoining Spring Lane.
	6	Land South of Ashwell Street	R	Ickneild Way Public Right of Way.	This land lies south of Ickneild Way, a Public Right of Way, in a remote rural location. It is not a suitable location for development. There are no sites that could provide suitable access.	None.
	7	Land south of Bury Farm, Ashwell Street	R	Ickneild Way Public Right of Way	This land lies south of Ickneild Way. It is accessed off narrow public highway / Ashwell Street not the A1198. Ickneild Way, a Public Right of Way, in a remote rural location. It is not a suitable location for development.	None

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
Cottenham	8	Land North of Church End and East of Cow Lane	RPLTS R	Northern part of site within Flood Zone 3. Church End Road frontage at Rampton is Giants Hill Moat Scheduled Monument.	The frontage of this landholding is dominated by the Giants Hill Moat scheduled monument. Land outside this designation would be a significant distance from the road frontage, and development could still impact on the setting of the monument. It is not an appropriate location for further testing.	None.
	9	Land South of Great North Fen Drove	R	Flood Zone 3.	Land in Flood Zone 3 is not suitable for testing reflecting the requirements of PPS25.	None.
	10	Land North of Rampton Road	R (Land N & W of the catchwater drain) RPLTS (Land S & E of the catchwater drain)	North west part of site within Flood Zone 3.	The land north of the catchwater drain is within Flood Zone 3, and is therefore excluded. There are two remaining areas, north and south of Ramphill Farm that warrant further testing because they have access to the road frontage and are well located relative to the village.	a) Land fronting Rampton Road south of Ramphill Farm b) Land fronting Rampton Road north of Ramphill Farm
	11	Land West of Victory Way	R Not part of the Cambridge shire Farm Estate	None	Small area of land situated at the end of a school playing field, with limited access, not suitable for further testing.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	12	Land South of Twenty Pence Road	RPLTS	None	There are two areas fronting onto Twenty Pence Road which have access to a highway and warrant further testing.	a) Land fronting Twenty Pence Road. (eastern part) b) Land fronting Twenty Pence Road. (western part)
	13	Land North of Long Drive	RPLTS	None	This site east of the village has no high level constraints and warrants further testing.	Land fronting Long Drive
Fulbourn	14	Land west of A11	R	None.	Although the site falls just within the search area, it is an isolated piece of agricultural land with no access from Fulbourn, and is therefore rejected.	None.
Girton	15	Land West of Oakington Road	RPLTS	Green Belt Flood Zone 2.	Land comprises and agricultural filed between Oakington and Girton. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller Developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.



Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	16	Land at rear of Glebe CP school	RPLTS	Green Belt	Small area of land east of the school. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller Developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.
	17	Land at rear of Glebe CP school	RPLTS	Green Belt	Small area of land east of the school. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller Developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
Histon & Impington	18	Land NE of Cambridge Road and South of Water Lane / Station Road (SE part of site)	RPLTS	Green Belt  North Western part of site and south eastern part in Flood Zone 3, remainder in Flood Zone 2	<p>Large parcel of land south of Oakington, a small part of which lies within an appropriate distance of Histon.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>Much of the land holding lies within Flood Zones 2 and 3, and would be rejected on these grounds.</p>	None

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	19	Land East of Oakington Road	RPLTS	<p>Green Belt.</p> <p>North western part of site in Flood Zone 3, and large part of remaining site in Flood Zone 2.</p> <p>Site is crossed by large-scale overhead electricity lines, and there is also a lower level line on site.</p>	<p>Large land holding between Girton and Histon.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>Were it to be explored further, there is a very narrow private access through farm yard to the majority of the holding which means it is unsuitable.</p> <p>The area fronting Manor Road is partly within Flood Zone 2, and is crossed by large electricity lines.</p>	None.
	20	Land South of Manor Park	RPLTS	None	Site on the edge of Histon between the guided bus way and the edge of the village. The site lies outside the Green Belt, and warrants further testing.	Land South of Manor Park

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	21	Land West of Cottenham Road	RPLTS	Green Belt.	Agricultural field on the northern edge of Histon. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.
	22	Land East of Glebe Way and NW of Mill Lane	RPLTS	Green Belt.	Large parcel of land to the north east of the village. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	23	Land West of Mere Way (track) (1)	RPLTS.	Green Belt.	Parcel of land between Impington and Milton. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.
Melbourn	24	Land at Solway and Tostock Farm, Cambridge Road	RPLTS	None	Large agricultural land holding to the east of the village. Access to the site would be very poor, along tracks and through the private road farmyard at northern end. It should therefore be rejected.	None.
Milton	25	Land North of Butt Land and East of Mere Way (track) (Southern part of site)	RPLTS	Green Belt.	Parcel of land between Impington and Milton. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller Developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.  In addition, forms part of intensive fruit growing holding with farm shop, pack houses etc at southern end.	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	26	Land West of A10 and East of Landbeach Road	RPLTS	Green Belt.	<p>Large area of land north of Milton and east of Landbeach. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>In addition, the southern part of site has planning consent for playing fields.</p> <p>Direct access onto A10 for a site would be unlikely to be supported by local highway authority</p>	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	27	Land East of A10	RPLTS	Green Belt. Eastern part of site in Flood Zone 3.	Land lies between the A10 and the railway line north of Milton. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.  In addition, a significant part of the landholding lies within Flood zone 3.  Direct access onto A10 for a site would be unlikely to be supported by local highway authority	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	28	Land East of Railway	RPLTS	Green Belt. Flood Zone 3	<p>Land to the east of the railway line north of Milton. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>In addition, the landholding lies within Flood Zone 3.</p> <p>Access would also rely on an unsignalled crossing of electrified Kings Lynn – London railway.</p>	None.
Over	29	Land West of Station Road	RPLTS and R	Flood Zone 3. County Wildlife Site. Local Nature Reserve.	Land to the east of over, north of the guided bus. Site is within Flood Zone 3, and is a Local Nature Reserve, and is therefore unsuitable for further testing.	None.



Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	30	Land West of Longstanton Road	RPLTS and R	<p>North eastern part allocated and planning permission for employment uses.</p> <p>Adjacent to ecological mitigation (grizzled skippers) site for the guided bus.</p>	<p>Site adjoins the guided bus route, and lies behind the business park, so access opportunities are limited. Access through the business park would not meet the Tier 2 criteria.</p> <p>North eastern part allocated and planning permission for employment uses. Access to land to the south would be difficult and require removal of woodland. It does not warrant further testing.</p>	None.
	31	Land South of Willingham Road and West of Mill Road	RPLTS	None.	Site on the edge of the village surrounded on three sides by development, warrants further testing.	Land South of Willingham Road and West of Mill Road
	32	Land South of Willingham Road and East of Mill Road	RPLTS	Important Countryside Frontage proposed through Site Specific Policies DPD along Mill Road / Willingham Road.	Site comprises large area of land to the east of the village. Impact on the proposed Important Countryside Frontage would need to be considered. The most direct impact would likely be from a site fronting Mill Road. There is a substantial treed area on the part of the Willingham Road frontage nearest the village. A site further way from the village at the water tower access road could be tested.	Land South of Willingham Road and East of Mill Road (by access to water tower)

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	33	Land off Futherford	RPLTS	Preferred option for Sand & Gravel extraction in County Minerals & Waste LDF.	Small site north east of the village. The land holding is part of land identified as a preferred option for minerals extraction in the emerging Minerals and Waste LDF. It is therefore not suitable for further testing.	None.
Sawston	34	Land between Cambridge Road and the A1301 (Southern part of site)	RPLTS	Green Belt.	<p>Large agricultural holding north of the village.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>In addition, were it to be considered further there would be problematic issues with highways access. The western boundary is formed by Sawston bypass, and access to the southern part would be through a farmyard.</p>	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	35	Land East of Duxford Road, Whittlesford	RPLTS	Green Belt.	<p>Land lies between Whittlesford and Whittlesford Bridge, to the west of the railway line. It meets the distance requirements due to the location near to Sawston.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p>	None
	36	Land West of Whittlesford Bridge, north of Royston Road	RPLTS	Green Belt.	<p>Land lies west of Whittlesford Bridge. It meets the distance requirements due to the location near to Sawston.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller Developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p>	None

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
Waterbeach	37	Land West of A10 and East of Green End (Eastern part of site)	RPLTS	Largely within flood Zone 3.	<p>Large area of land west of the A10 and north of Landbeach.</p> <p>Land in Flood Zone 3 is not suitable for testing reflecting the requirements of PPS25.</p> <p>In addition, access of the A10 would be difficult to achieve and unlikely to be acceptable to the local Highway Authority.</p>	None
	38	Land North of Car Dyke Road and South of Cambridge Road	RPLTS	Green Belt.	<p>Small parcel of land to the rear of the Slap Up restaurant.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>In addition, the site may have drainage issues.</p>	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	39	Land East of A10 and South of Car Dyke Road	RPLTS	Green Belt.	<p>Large area of agricultural land south of Waterbeach.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>In addition, a large part of the landholding forms part of the rowing lake proposals.</p>	None.
	40	Land West of Clayhithe Road	RPLTS	Green Belt. Flood Zone 3	<p>Land between the river and the railway line south of Waterbeach.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>In addition, the landholding lies within Flood Zone 3.</p>	None.

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	41	Land North of Clayhithe Road	RPLTS	Green Belt Flood Zone 3	<p>Small area of land between the river and the railway line south of Waterbeach.</p> <p>PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.</p> <p>In addition, the landholding lies within Flood Zone 3.</p>	None.
Willingham	42	Land West of Earith Road	RPLTS	<p>Significant areas within Flood Zone 3.</p> <p>Preferred option for sand &amp; gravel extraction in County Minerals &amp; Waste LDF.</p>	<p>Large land holding north of the village. The land holding is part of land identified as a preferred option for minerals extraction in the emerging Minerals and Waste LDF. It is therefore not suitable for further testing.</p>	None
	43	Land at Belsar Farm, Meadow Road	RPLTS Residential retirement holding.	None.	<p>Small area of land on the northeast edge of the village. The site is currently not available, and is excluded from further testing.</p>	None.

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	44	Land West of Haven Drive and South of Schole Road	Mix of R & RPLTS	None.	Site at the outer boundary of the search area to the east of the village. Site is accessed via a long unmade farm track. The location does not warrant further testing.	None.
	45	Land East of Haven Drive (NW part of site)	RPLTS	None.	Site at the outer boundary of the search area to the east of the village. Much of it is via unmade farm tracks. The location does not warrant further testing, due to the poor access and other alternative options in the vicinity with better access to the village are already being tested.	None.
	46	Land South of Rampton Road and East of Black Pit Drive	RPLTS	None.	Land to south east of Willingham. Land accessed via Black Pit drive is rejected as the access would go through the farmyard. The land fronting onto Rampton Road warrants further testing because it can be accessed and meets the distance criteria.	NE corner off Rampton / Willingham Road.
	47	Land SW of Rampton Road and South of Mill Road	RPLTS	Western part of site within Flood Zone 3.	Land on the southern edge of the village. Access to the site is very limited, as it does not have a direct road frontage and it is accessed via agricultural tracks. The location does not warrant further testing.	None.

<b>Village</b>	<b>Site No.</b>	<b>Site Address</b>	<b>County Council's Farm Management Plan Classification</b> R = Retention; RPLTS = Retention Pending Long-Term Sale	<b>Key Tier 1 Planning Constraints</b>	<b>District Council Assessment</b>	<b>Sites for Further Testing</b>
	48	Land North of Stanton Mere Way	RPLTS	None.	Stanton Meer Way is an unmade track south of the village. The site does not have a direct road frontage, and would require access via an unmade private road. The location does not warrant further testing.	None.
	49	Land South of Stanton Mere Way	RPLTS	None.	Stanton Meer Way is an unmade track south of the village. The site does not have a direct road frontage, and would require access via an unmade private road. The location does not warrant further testing.	None.
Edge of Cambridge (within 1km)	50	Land east of Cherry Hinton Road and south of Worts' Causeway	RPLTS	Green Belt. Part of site comprises Local Nature Reserve.	Land lies east of Babraham Road Park & Ride. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None



Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	51	Land west of Cherry Hinton Road and north of Babraham Road	RPLTS adjacent to P & R site	Green Belt.	Land lies east of Babraham Road Park & Ride. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage	None.
	52	Land west of Cherry Hinton Road	RPLTS	Green Belt.	PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.  In addition, the site is largely developed including a farm, and is heavily treed. It is unlikely a suitable location for a site could be identified.	None
	53	Land east of Hinton Way	Not part of Cambridge shire Farms Estate	Green Belt	Small heavily treed site, unsuitable for development.	None

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	54	Land west of Hinton Way and south of Babraham Road, adjacent Arnold Farm	RPLTS	Green Belt.	Land lies south of Babraham Road Park & Ride. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None.
	55	Land west of Granham's Road	RPLTS	Green Belt.	PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.  In addition, the site adjoins area allocated for Addenbrookes biomedical campus within Cambridge City, with the area adjoining this site planned to remain open. No obvious road access would be available to the site.	None

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Northstowe (within 1km)	56	Land west of Station Road and east of Over Road	RPLTS Subject to an Option	Land allocated in Northstowe AAP as Strategic Reserve.	Reserved for potential future development of Northstowe.	None
	57	Land south of Rampton Road and east of CGB	RPLTS County Council Cabinet resolved to grant an Option	None	This large land holding adjoins the guided bus near Northstowe. The only road frontage is on Rampton High Street. Any site option would be accessible to Rampton, an infill village, rather than Northstowe, and it is therefore not appropriate for further testing.	None
	58	Land at Station Road Oakington	RPLTS Adjacent to CGB route	Green Belt  Land adjoining primary school Flood Zones 2 and 3.  North west of site near CGB, Flood Zones 2 and 3.	Land lies south of Northstowe, adjoining the village of Oakington. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None

Village	Site No.	Site Address	County Council's Farm Management Plan Classification R = Retention; RPLTS = Retention Pending Long-Term Sale	Key Tier 1 Planning Constraints	District Council Assessment	Sites for Further Testing
	59	Land south of Dry Drayton Road	RPLTS	Green Belt. Large part of frontage Flood Zone 3	Land to the south west of Oakington. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None
	60	Land north of Dry Drayton Road	RPLTS Subject to an Option	Green Belt. Large part of frontage Flood Zone 3	Land to the south west of Oakington. PPG2 and Circular 01/2006 make clear that Gypsy and Traveller developments are normally inappropriate development in the Green Belt, and alternatives should be explored before Green Belt locations are allocated. New Green Belt locations are excluded from further testing at this stage.	None