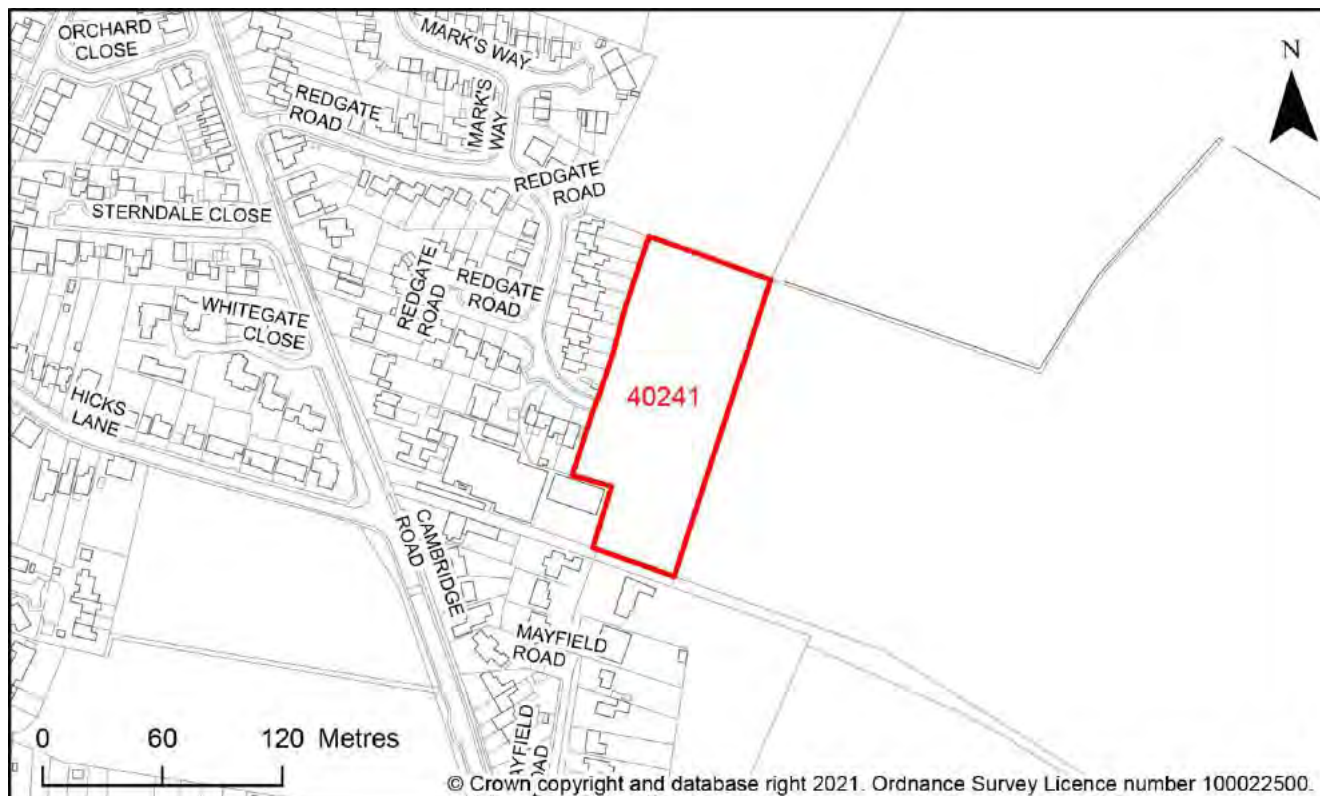


Land east of Redgate, Girton, CB3 0PP

Site Reference: 40241

Map 292: Site description - Land east of Redgate, Girton



Site Details

Criteria	Response
Site area (hectares)	0.94
Parish or Ward	Girton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	25

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 88 Bedfordshire and Cambridgeshire Claylands District Area Fen Edge The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands Wide and local views are limited due to boundary planting and low-lying topography. However, amenity views are high particularly from the south west of the site. Development upon this site would have a significant adverse impact to the rural landscape character. A significantly reduced development with landscape measures could be acceptable.
Biodiversity and Geodiversity	Green	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Development of the site would not have a detrimental

Issue	Assessment	Comments
		impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Not likely to have an impact on heritage assets. 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.
Archaeology	Amber	Located to the south east of the historic village core
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could</p>

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GI16; GI17 Very High; High

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 residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	27
Estimated dwelling units	25
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years