

Site 2. Factors influencing Wren Park development suitability submission reference number 269eb0

1. The green belt line is arguably indefensible. There is no current boundary line on the ground that is identifiable.
2. The site is adjacent to the Whittlesford Development Framework. (partially within the Whittlesford development framework).
3. The entire area is outside the 2024 Whittlesford Conservation Area.
4. 30 mph zone - visibility splay 43m plus in both directions.
5. Bus route 7A and 101 - at Wren Park stop.
6. No protected trees under any Tree Preservation Order would be adversely affected. Constructions perfectly possible following B.S. 5837:2012
7. Entire Area in Environment Agency Flood zone 1.
8. Solid geology is Holywell nodular chalk and there are no superficial deposits above. No piling necessary as required in other sites in Whittlesford.
9. Not in the 2024 Whittlesford Conservation Area
10. Immediately adjacent to development framework.
11. Within walking distance of William Westley School, The Parish Church, Village Shop etc. via existing long established and safe footways. This walking to school currently takes place from this part of Whittlesford.
12. Nursery School and William Westley Primary School currently have ample capacity
13. No listed buildings or non-designated historic sites adversely affected.
14. No historic monuments would be adversely affected
15. No Nature Improvements Areas are identified within 2000 m of the application area
16. No natural history sites i.e.,
 - a) No Local Nature Reserve/s,
 - b) No National Nature Reserve/s,
 - c) No Ramsar Site/s,
 - d) No Sites of Special Scientific Interest,
 - e) No Special Area/s of Conservation,
 - f) No Special Protection Areas,
 - g) No Important Invertebrate Areas or B-Lines
 - h) No Biosphere Reserves within 1200 metres and has either the Cambridge to London Liverpool Street railway line or the M11 Motorway separating
17. Employment. There is a large employment establishment, accessible via continuous safe footway, less than 600 m to the south along the same carriageway. Cambridge Assessment employs many hundreds. I asked in the 2019 Call for Sites submission for this establishment to be designated as an Employment Site in this new Local Plan. The site has employed many hundreds since the early 1970's, as CIBA Agrochemicals, CIBA Agriculture, Novartis and Syngenta prior to its current use as DC10.
18. On the current bus route, Bus route 7A and 101 - at Wren Park stop.

19. Whittlesford Parkway mainline railway within walking distance via safe footway the entire route
20. M11 Junction 10 access north and south 600 metres to the south.
21. No listed buildings or non-designated historic sites.
22. Children can walk to school, as currently happens.
23. Sustainable location.
24. 30 mph zone - visibility 43m plus in both directions.
25. Sea level rise is not a threat. 25m above sea level.
26. Access established. 25 years with no RTA's
27. Has class Q fall-back position. Could be defined as Grey Belt by N.P.P.F. December 2024 and February 2025, as it is Previously Developed Land in the Green Belt
28. SCDC has no 5-year housing supply at present.07/03/2025
29. It would follow natural development progression in West End Whittlesford leading off an established Cul de sac.
30. Fire hydrant positioned at the entrance to Wren Park.