

Factors influencing Foster's Field for development suitability submission reference number 1ddf8b

1. Area is 1.74 hectares of grade 3a and 3b land.
2. Surrounded by mature native hedging.
3. Existing access wide enough to be moved and thus satisfy Hedgerow Regulations 1997
4. There are currently no recreational facilities in the west of the village.
5. Visibility splay is in excess of 212 metres in both directions in 60 mph zone and the 40 mph zone
6. Entire Area in Environment Agency Flood zone 1.
7. Solid geology is Holywell nodular chalk and there are no superficial deposits above. No piling necessary as required in other sites in Whittlesford.
8. Not in the 2024 Whittlesford Conservation Area
9. Immediately adjacent to development framework.
10. Within walking distance of William Westley School, The Parish Church, Village Shop etc. via existing long established and safe footways.
11. Nursery School and William Westley Primary School currently have ample capacity
12. No listed buildings or non-designated historic sites adversely affected.
13. No historic monuments would be adversely affected
14. No Nature Improvements Areas are identified within 2000 m of the application area
15. 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.
16. Employment. There is a large employment establishment less than 500 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.
17. On the current bus route, Bus stops in Hill Farm Road and West End Whittlesford
18. Whittlesford Parkway mainline railway within walking distance via safe footway the entire route
19. M11 Junction 10 access north and south 500 metres to the south.

20. S.C.D.C. currently, 07/03/2025, cannot demonstrate a 5-year housing supply.