

FORDHAM

Neighbourhood Plan

The Building Blocks for the Future of Fordham

Fordham Neighbourhood Plan Review of Site Assessment Evidence

May 2018

Contents

1. Context and Purpose	1
2. Scale of Growth	1
3. Local Plan Site Assessment	3
4. Options for Neighbourhood Plan.....	5
5. Conclusion.....	7
Appendix 1 – Site Assessments from the East Cambridgeshire Site Assessment Evidence Report (November 2017)	8

1. Context and Purpose

- 1.1. At the time of writing, the East Cambridgeshire Local Plan (2015) forms the development plan for the district. However, East Cambridgeshire District Council (ECDC) is currently preparing a new Local Plan to replace the 2015 version. The Proposed Submission Local Plan (PSLP) was submitted to the Secretary of State in February 2018, with examination likely to take place in summer 2018.
- 1.2. The basic conditions require a Neighbourhood Plan to be '*...in general conformity with the strategic policies contained in the development plan for the area...*'.
- 1.3. One purpose of the independent examination is to determine whether the Neighbourhood Plan satisfies the basic conditions. It is possible that at the time of the independent examination of the Fordham Neighbourhood Plan:
 - a) the Local Plan 2015 remains the adopted plan, but it may be perceived as being increasingly out-of-date in light of the forthcoming adoption of a new Local Plan; or
 - b) a new Local Plan will have been recently adopted.
- 1.4. The purpose of this evidence report is to provide adequate, up-to-date and relevant evidence to inform the selection of specific site allocations for inclusion in the Fordham Neighbourhood Plan in the context of the current development plan and in light of the emerging replacement Local Plan. Should the Fordham Neighbourhood Plan include site allocations, it will provide sufficient evidence and justification to do so.
- 1.5. This report is based principally on the evidence base¹ produced by ECDC to support the Proposed Submission Local Plan (PSLP), namely the 'Site Assessment Evidence Report Nov 2017' thereby ensuring it is both up-to-date and consistent with the emerging Local Plan.

2. Scale of Growth

Policy Context

- 2.1. The Local Plan 2015 allocates three sites which in total provide for an indicative 26 dwellings. These are:

Ref	Site Address	Indicative No. dwellings
FRD1	Land east of 24 Mildenhall Road	10
FRD2	Land between 37 and 55 Mildenhall Road	6
FRD3	Land east of 67 Mildenhall Road	10
	Total	26

The Local Plan 2015 includes a Development Envelope around the built area of Fordham village. In principle, the Local Plan 2015 supports development within the Development Envelope e.g. infill. The plan estimates that a total of 129 dwellings would be delivered in the period of 2013-31, including the allocations and sites within the Development Envelope – this was an 11% increase in dwellings against the dwellings in Fordham at that time².

¹ The Local Plan evidence base is available at: <https://www.eastcambs.gov.uk/local-development-framework/local-plan-review>

² Dwellings for Fordham parish, Cambridgeshire County Council Research Group (mid-2012).

- 2.2. The PSLP identifies a headline 'Local Housing Need' figure for the district of 11,960 dwellings for the period 2016 to 2036, which is reduced to 10,835 dwellings once certain factors are taken into account (including a Memorandum of Cooperation with other authorities).
- 2.3. In distributing growth, the PSLP does not set specific targets for each settlement. Draft Policy LP2 indicates that the distribution of growth will be '*main towns-led, together with an element of proportionate growth across the district to boost delivery and supply*'.
- 2.4. PSLP Draft Policy LP3 categorises settlements into a 'Settlement Hierarchy', based on factors such as their population and provision of infrastructure and facilities. In the Settlement Hierarchy, Fordham is identified as a 'Large Village'. This is different to the Local Plan 2015 which focusses development principally in the main settlements of Ely, Soham, Littleport and to a lesser extent the large village Burwell.
- 2.5. The implications of draft policies LP2 and LP3 of the PSLP are that some settlements will likely receive more growth than previously identified by the Local Plan 2015, proportionate to their size. In addition, Large Villages, such as Fordham, are generally expected to accommodate more than Medium and Small Villages, but less growth than Main Settlements.
- 2.6. Consequently, the PSLP proposes six site allocations for Fordham village for housing or which include an element of housing within a mixed use development:

Ref	Site Address	Indicative No. Dwellings
FRD.H1	Land south of Mildenhall Road, East of Collin's Hill	20
FRD.H2	Land north-east of Rules Garden	15
FRD.H3	Land off Station Road	27
FRD.H4	Land off Steward's Field	12
FRD.M1	Scotsdale Garden Centre, Market Street	150*
FRD.M2	Land north of Mildenhall Road	79*
Total		303

* indicates maximum not indicative number of dwellings.

- 2.7. There is some overlap between the sites in the PSLP and the Local Plan 2015 with two of the three Local Plan 2015 allocations being included within larger sites in the PSLP.
- 2.8. A number of other sites also have permission for residential development and some are under construction amounting to 42 dwellings according to the *East Cambridgeshire Five Year Land Supply Report: 1 April 2017 to 31 March 2022*, published on 9 October 2017. If all allocations are built to the figures in the Local Plan and all sites with extant permission are completed this will result in 345 dwellings being delivered – a 30% increase in the number of dwellings in Fordham against mid-2012 estimates. Furthermore, the policies in both the Local Plan 2015 and the PSLP provide flexibility for some additional growth to take place within the Development Envelope of Fordham.
- 2.9. The scale of growth from sites that are allocated or that have permission is a cause of concern for many residents in Fordham, though it is acknowledged that this neighbourhood plan cannot undermine the decisions within the Local Plan with regards to which sites are allocated, nor can it undo schemes that have already gained planning approval.

Other factors

2.10. In addition to the Settlement Hierarchy, there are several other factors which influence the overall scale of growth which Fordham can accommodate sustainably, for example:

- Built character – The main part of Fordham has a fairly compact core and a conservation area with some ribbon development along some of the main roads in the village. Much of Fordham is low density and typically 1 or 2 storeys.
- Environmental constraints – such as Flood Zones or presence of protected species or habitats.
- Access to employment and services – Fordham offers a reasonable amount of employment opportunities, notably at the business parks to the south of the village. Employment is also available in nearby Soham and Newmarket. The village offers a number of local services and facilities such as a shop, pubs, restaurants, cafes, takeaways, primary school, pre-school, and some sports facilities.
- Infrastructure constraints – notably capacity of the pre-school and primary school and indoor community space. The district council's Infrastructure Investment Plan Nov 2017 recognises the need to increase capacity at Fordham Church of England Primary School to accommodate Local Plan growth. The PSLP specifically lists some priorities for which consideration is needed about the contributions to be made from new development.
- Availability of suitable sites – only sites which are known to be available for development should be considered. If it is not known whether a site is available for development, there may be little prospect such sites will be delivered in the plan period. Thereafter, only sites which can be developed sustainably should be considered suitable for allocation.

3. Local Plan Site Assessment

3.1. In February and March 2016, ECDC published the Preliminary Draft Local Plan for consultation. As part of this public consultation, individuals and organisations were invited to suggest sites for potential inclusion in the emerging Local Plan through a 'Call for Sites' exercise.

3.2. Sites received through the Call for Sites Exercise, along with additional sites suggested at the 'Further Draft Local Plan' consultation and existing Local Plan allocations and business parks, were assessed by ECDC Planning Officers using desk-based assessment, site visits, and technical and public consultation. The site assessment methodology was also subject to consultation throughout the Local Plan process and is presented in the Site Assessment Evidence Report³.

3.3. There was a general presumption that existing Local Plan 2015 site allocations would be carried forward as they have previously been tested through the planning process and demonstrated to be suitable. However, one site allocation in the Local Plan 2015 was

³ Available at: <https://eastcamb.gov.uk/local-development-framework/site-assessment-evidence-report-pslp-document-library>

below the 10 dwelling threshold being used in site allocations for the PSLP and therefore has not been taken forward as a specific allocation in the revised plan. Similarly, large sites with extant planning permission (or resolution to grant planning permission) have also been determined to be suitable for development through the planning process.

3.4. Through the Local Plan process, there were 21 sites assessed in Fordham parish, although some of these sites were within or included other sites. This represents the full extent of sites known to be available within the parish. A summary of the main findings and recommendations from the East Cambridgeshire Site Assessment Evidence Report (November 2017) for each site in Fordham is provided in Appendix 1.

3.5. Table 1 shows the overall recommendation from the site assessment for each site that was considered for housing or mixed use including housing. The details of what the recommendation for each site is:

- Preferred Site – site assessment has found the site to be suitable for development;
- Superseded – a preferred site replaces this site (site likely to be suitable, refer to site assessment);
- Has merit – does not apply to any sites in Fordham (site may be suitable but not required);
- Rejected – site assessment has found the site to be not suitable for development.

Two sites were rejected due to being below the 10 dwelling threshold.

3.6. The PSLP includes all “Preferred Sites” as allocations in Fordham.

Table 1: Summary of Site PSLP Assessment

Local Plan Ref	Site Assessment Ref	Site Name	Overall recommendation from site assessment
FRD.H1	Site/11/24	Land south of Mildenhall Road, East of Collin's Hill	Preferred Site
	Site/11/10	Land east of Collin's Hill	Preferred Site Superseded by FRD.H1
	Site/11/21	Existing housing allocation, land east of 24 Mildenhall Road	Preferred Site Superseded by FRD.H1
FRD.H2	Site/11/04	Rules Garden	Preferred Site
FRD.H3	Site/11/28	Land at Station Road	Preferred Site
	Site/11/02	Land at 5 Station Road	Preferred Site Superseded by FRD.H3
FRD.H4	Site/11/27	Land off Steward's Field	Preferred Site
	Site/11/13	Land fronting Soham Road and also accessed off Stewards Field	Preferred Site Superseded by FRD.H4
FRD.M1	Site/11/09	Land at and adjoining Scotsdale Garden Centre, Fordham	Preferred Site
FRD.M2	Site/11/05	Land east of 67 Mildenhall Road	Preferred Site
	Site/11/01	Land south of Station Road	Rejected
	Site/11/03	Land off Soham Road	Rejected
	Site/11/06	Land south of Mildenhall Road / East of Chippenham Road	Rejected
	Site/11/07	Land south of Mildenhall Road	Rejected

Local Plan Ref	Site Assessment Ref	Site Name	Overall recommendation from site assessment
	Site/11/08	Land adjoining 19 Station Road	Rejected Site below 10 dwelling threshold
	Site/11/11	Station Road	Rejected
	Site/11/12	Station Road	Rejected
	Site/11/14	Land off Grove Park	Rejected
	Site/11/15	Existing housing allocation, land between 37 and 55 Mildenhall Road	Rejected Site below 10 dwelling threshold
	Site/11/25	Land to the East of Isleham Road	Rejected
	Site/11/26	Allotment Gardens, Collin's Hill	Rejected

4. Options for Neighbourhood Plan

- 4.1. Through the Local Plan process, all available sites have been assessed to determine their suitability for development. All suitable sites are proposed for allocation by the PSLP with the exception of sites below the 10 dwelling threshold.
- 4.2. **Option 1: Be 'silent'** – It is not a formal requirement that the Neighbourhood Plan must allocate sites. The Neighbourhood Plan could remain silent on the issue of making site allocations, and leave the task of allocating sites to the Local Plan. However, allocating sites will provide greater certainty and ensure the plan is more aligned to the strategic priorities of the wider development plan. Overall, allocating sites will provide greater clarity and certainty for the community.
- 4.3. **Option 2: Allocate all 'Preferred Sites' in the PSLP and sites allocated in the Local Plan 2015 that have yet to be developed** – The Neighbourhood Plan may allocate all of those sites found to be suitable through the Local Plan site assessment process and the one site that was allocated in the Local Plan 2015 (which also now has planning permission) that has not been carried forward into the PSLP due to it not having a capacity of 10 dwellings or more. This may provide the Neighbourhood Plan with greater influence over the form, function and requirements of new development at the allocated sites. This option will most accurately reflect the development that is anticipated to occur in Fordham, it will be consistent with the policies in the PSLP and it is not considered that allocating these sites will undermine the strategic policies of the adopted Local Plan 2015 as required by the basic conditions if the Fordham Neighbourhood Plan is examined before the PSLP is adopted.
- 4.4. **Option 3: Allocate only those sites that are consistent with the strategic policies in both local plans** – The Neighbourhood Plan does not necessarily need to allocate all 'Preferred Sites', so long as it does not prevent the PSLP from doing so. There is some concern locally about the amount of growth and so the neighbourhood plan may allocate the sites that are considered locally to be sustainable and suitable. It could also allocate sites that are below the 10 dwelling threshold of the Local Plan. However, not allocating the proposed Local Plan allocations will not reflect what is likely to occur in Fordham and so may cause confusion.

4.5. Other options are likely to be fairly limited, for example, the neighbourhood plan could not reasonably seek to allocate different sites to those in the PSLP unless they are in addition to them. Furthermore, all other sites will have either been assessed and found to be *not suitable* through the site assessment process (and the parish council has no evidence to dispute any of the 'not suitable' conclusions); or were not submitted through the Local Plan process and it can reasonably be assumed that they are therefore *not available* for development.

5. Conclusion

- 5.1. As it is important that the Neighbourhood Plan reflects the reality of what is likely to be developed in Fordham, either through planning permission or through allocation in the strategic plan, it is **recommended that the Fordham Neighbourhood Plan allocates all sites proposed for allocation in the PSLP and that it also allocates the site included in the Local Plan 2015** (which also has planning permission) which was not carried forward into the PSLP due to its size. These sites have all been assessed and found to be suitable, sustainable and deliverable, and it is considered that their allocation would be in general conformity with the strategic policies in both the Local Plan 2015 and the PSLP. The analysis of the sites' suitability and sustainability in the East Cambridgeshire Site Assessment Evidence Report (November 2017) is provided in Appendix 1.
- 5.2. Therefore the recommendation is that the following sites are allocated in the Fordham Neighbourhood Plan:

Site Address	Indicative Dwellings	Status
Land south of Mildenhall Road, east of Collin's Hill	20	Eastern part of site allocated in the Local Plan 2015 and site is proposed for allocation in the PSLP, with a public open space at the western part of the site.
Land north east of Rules Garden	15	Site proposed for allocation in the PSLP and has planning permission.
Land off Station Road	27	Site proposed for allocation in the PSLP and has planning permission.
Land off Steward's Field	12	Site proposed for allocation in the PSLP.
Scotsdale Garden Centre	150*	Site proposed for allocation in the PSLP and has planning permission, subject to legal agreement.
Land north of Mildenhall Road	79*	Site proposed for allocation in the PSLP and has planning permission, subject to legal agreement.
Land between 37 and 55 Mildenhall Road	8	Site proposed for allocation in the Local Plan 2015 and has planning permission.

* indicates maximum not indicative number of dwellings.

Appendix 1 – Site Assessments from the East Cambridgeshire Site Assessment Evidence Report (November 2017)

Current Status: **Site Allocation FRD.H1**

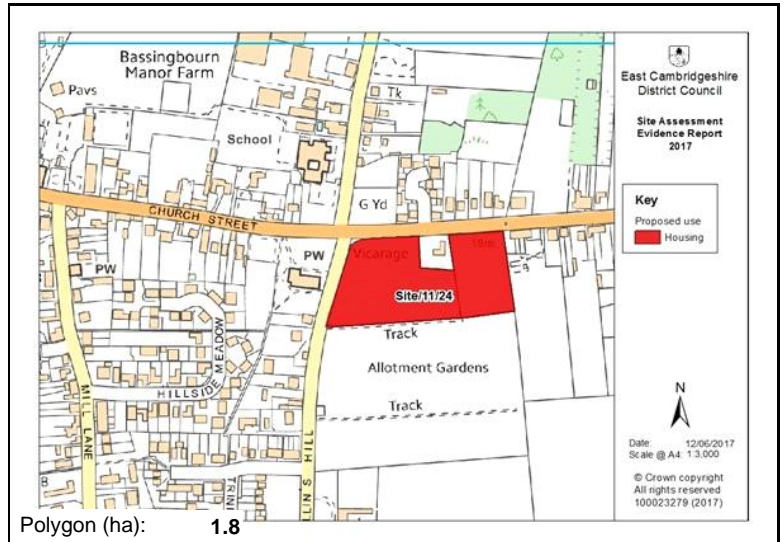
Parish: **Fordham CP**

Site Name: *Land south of Mildenhall Road, East of Collin's Hill*

Site Ref: **Site/11/24**

Summary of Findings and Recommendations

Overall recommendation from site assessment:	
Preferred site	
Date and time of site visit:	
Supersedes site submission(s) Site/11/10; Site/11/2	
Main findings and recommendations:	
The site is accessible and located close to village services, and is considered suitable for development. The site combines submissions Site/11/10 and Site/11/21 and includes an existing undeveloped Local Plan allocation.	



Site Information

Site Type:	Strategic Planning Amended Submission		ID:	359
Site Address:	Land south of Mildenhall Road, East of Collin's Hill			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Site supersedes Site/11/10 and Site/11/21			
Brown/Greenfield:	Greenfield			
Known Constraints:				
Current Use:	Agriculture	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	1.53	Site Area Gross (ha)	1.8	
Indicative no. of dwellings:	a) Submitted / estimated	20	b) Recommended	20

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Risk of Surface Water Flooding 0% (updated flood map for surface water (30yr))	A
Percent (%) of site area at risk (uFMFSW):		
30 Year:	0.00%	100 Year: 0.86%
1,000 Year:	2.69%	

Current Status: **Site Allocation FRD.H1**

Parish: **Fordham CP**

Site Name: *Land south of Mildenhall Road, East of Collin's Hill*

Site Ref: **Site/11/24**

Site located in Internal Drainage Board Admin. area (Y/N):	No
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Site located in area benefitting from defences (Y/N):	No
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3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites		
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land		
5a.(i) Contaminated land professional assessment		
5b. Local road impact		
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		

6. Access to services

6a. Proximity to public transport		
6b. Proximity to medical services		
6c. Proximity to shops		
6d. Proximity to Primary School		
6e. Proximity to Secondary School		
6f.(i) Available primary school capacity		
6g.(i) Primary education impacts - professional assessment		
6f.(ii) Available secondary school capacity		
6g.(ii) Secondary education impacts - professional assessment		
6h. Proximity to employment sites		

7. Environmental impact

7a. Proximity to County Wildlife Sites		
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification		
7e. Public Rights of Way		
7e.(i) PROW comments		

Current Status: Site Allocation FRD.H1

Parish: Fordham CP

Site Name: Land south of Mildenhall Road, East of Collin's Hill

Site Ref: Site/11/24

7f.(i) Conservation Area		
7f.(ii). Listed building		
7f.(iii) Scheduled Ancient Monument		
7f.(iv) Archaeological asset		
7g. Heritage / archaeology comments		
7h.Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs		

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- No objection, but if mineral is extracted, it should be put to sustainable use.
- Object to this site, due to impact on Grade I listed St Peter's Church, opposite the site. If site continues, policy must have wording about high quality design and the need to conserve / enhance setting of the conservation area and listed church.
- (Promoter) support allocation. However, access should also be permitted off Collin's Hill. Also, if new suggested site adjoining to south is supported, alterative access to FRD.H1 might be appropriate.

Current Status: Superseded by FRD.H1

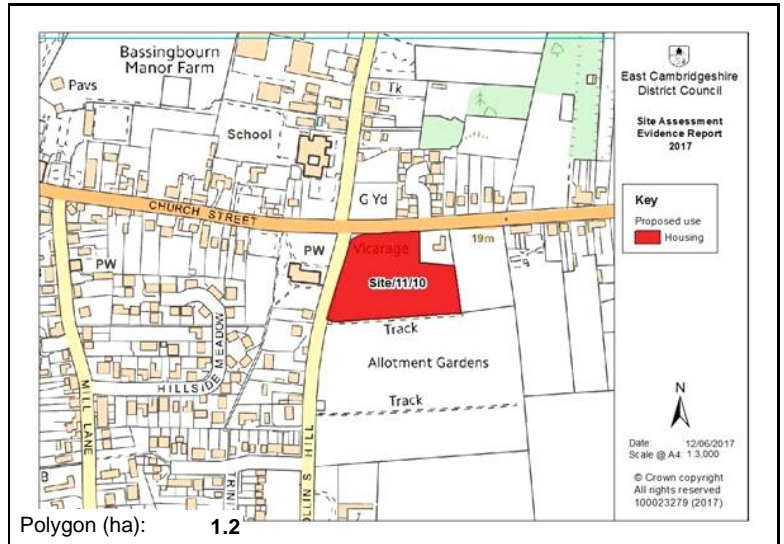
Parish: Fordham CP

Site Name: Land east of Collin's Hill

Site Ref: Site/11/10

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
15:30 09 Aug 2016
Supersedes site submission(s)
Main findings and recommendations:
The site is accessible and located close to village services, and should therefore be allocated in combination with Site/11/21.



Site Information

Site Type:	New site submission (Form B)		ID:	52
Site Address:	Land east of Collin's Hill, Fordham, Cambridgeshire			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Paddock east of Collin's Hill			
Brown/Greenfield:	Greenfield			
Known Constraints:	Form B indicates site could provide 15 - 20 dwellings and 0 - 20% CLD. Site lies adjacent to the Development Envelope of Fordham. The site has previously been considered in the Locla plan 2015 process. Potential/visual and archaeological impacts requiring mitigation.			
Current Use:	Other (please specify)	Proposed Use:	Housing	
Current Use info:	Paddocks			
Proposed Use info:				
Site Area Net (ha):	1.03	Site Area Gross (ha):	1.2	
Indicative no. of dwellings:	a) Submitted / estimated	20	b) Recommended	20

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A					
1c. Minerals and Waste assessment							
This site lies within the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). The overarching policy is CS26 Mineral Safeguarding Areas which sets out criteria which must be met in order for development to be permitted. However, in this instance the proposed site is in close proximity to existing development and the mineral resource is an isolated area. It is unlikely to be an economic resource therefore no objections would be raised in this context to this site being allocated.							
1c.(i) Site affected by M+W Policies	CS26						
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	100.00%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.00%

Current Status: Superseded by FRD.H1

Parish: Fordham CP

Site Name: Land east of Collin's Hill

Site Ref: Site/11/10

2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMFSW):		
30 Year:	0.00%	
100 Year:	1.30%	
1,000 Year:	4.06%	
Site located in Internal Drainage Board Admin. area (Y/N):	No	
Site located in area benefitting from defences (Y/N):	No	
3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site located on contaminated land	E
5a.(i) Contaminated land professional assessment		
part of site on old pit		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Collins Hill due to proximity of junction on Chruch Street Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry This site is below the threshold where an assessment is required.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 10 min walk (<800m)	B
6d. Proximity to Primary School	Less than 5 min walk (<400m)	A
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 20 min walk (<1,600m)	D

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		

Current Status: Superseded by FRD.H1

Parish: Fordham CP

Site Name: Land east of Collin's Hill

Site Ref: Site/11/10

7d. Agricultural land classification	All or part of site intersected by ALC3 or lower	C
7e. Public Rights of Way	C – Opportunities to connect to nearby PRow within the site boundary	C
7e.(i) PROW comments		
Provide an off road link between Mildenhall Rd and Collins Hill with site 11/21		
7f.(i) Conservation Area	CA within 500m of site	D
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
7g. Heritage / archaeology comments		
CCC: Immediately E of medieval church of Saint Peter and Saint Mary Magdalene (MCB9146), likely to be an area of historic village core. Advise pre-determination works to provide evidence on character and significance of anticipated village remains. Note, Saxon remains were found at Fordham Primary School 100m to NW (MCB14610). NGR 563470 270 730		
7h. Visual Impact	Detrimental impact on landscape/townscape or key views - visually intrusive	D
Justification for score:		
Site forms part (start of) open countryside, with good views to countryside.		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	Yes
Form E - Parish Council site ranking:	Fifth or more
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

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Current Status: Superseded by FRD.H1

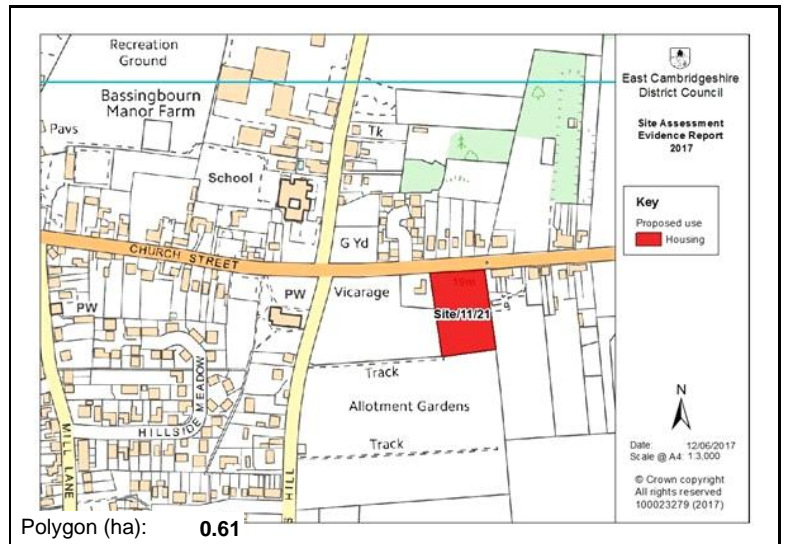
Parish: Fordham CP

Site Name: Existing housing allocation, land east of 24 Mildenhall Road

Site Ref: Site/11/21

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site includes an existing Local Plan 2015 allocation and adjacent land. The site is accessible and close to village services, and should therefore be allocated.



Site Information

Site Type:	Local Plan 2015 allocated site	ID:	212
Site Address:	Land east of 24 Mildenhall Road, Fordham		
Settlement:	Fordham		
LP15 Allocation Ref:	FRD1	Planning Perm. Ref:	
Site Description:	Existing housing allocation, land east of 24 Mildenhall Road		
Brown/Greenfield:	Greenfield		
Known Constraints:			
Current Use:	Agriculture	Proposed Use:	Housing
Current Use info:			
Proposed Use info:			
Site Area Net (ha):	0.51	Site Area Gross (ha)	0.6
Indicative no. of dwellings:	a) Submitted / estimated	18	b) Recommended 0

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		
This site lies within the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). The overarching policy is CS26 Mineral Safeguarding Areas which sets out criteria which must be met in order for development to be permitted. However, in this instance the proposed site is in close proximity to existing development. It is unlikely to be an economic resource therefore no objections would be raised in this context to this site being allocated.		
1c.(i) Site affected by M+W Policies	CS26	
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Risk of Surface Water Flooding 0% (updated flood map for surface water (30yr))	A
Percent (%) of site area at risk (uFMfSW):		

Current Status: Superseded by FRD.H1

Parish: Fordham CP

Site Name: *Existing housing allocation, land east of 24 Mildenhall Road*

Site Ref: Site/11/21

30 Year: 0.00% 100 Year: 0.00% 1,000 Year: 0.03%

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
5a.(i) Contaminated land professional assessment		
old pits immediately adjacent to E and W		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
No access to the A142 will be permitted Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry This site is below the threshold where an assessment is required.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 10 min walk (<800m)	B
6d. Proximity to Primary School	Less than 5 min walk (<400m)	A
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 20 min walk (<1,600m)	D

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC3 or lower	C
7e. Public Rights of Way	C – Opportunities to connect to nearby PRoW within the site boundary	C

Current Status: Superseded by FRD.H1

Parish: Fordham CP

Site Name: *Existing housing allocation, land east of 24 Mildenhall Road*

Site Ref: Site/11/21

7e.(i) PROW comments		
Provide an off road link between Mildenhall Rd and Collins Hill with site 11/10		
7f.(i) Conservation Area	CA within 500m of site	D
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets on-site	E
7g. Heritage / archaeology comments		
ECDC: Already allocated - same issues as before		
CCC: 190m E of medieval church of Saint Peter and Saint Mary Magdalene (MCB9146), likely to be at edge of historic village core. No objection, but recommend a planning condition for any planning application. NGR 563550 270730		
7h. Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

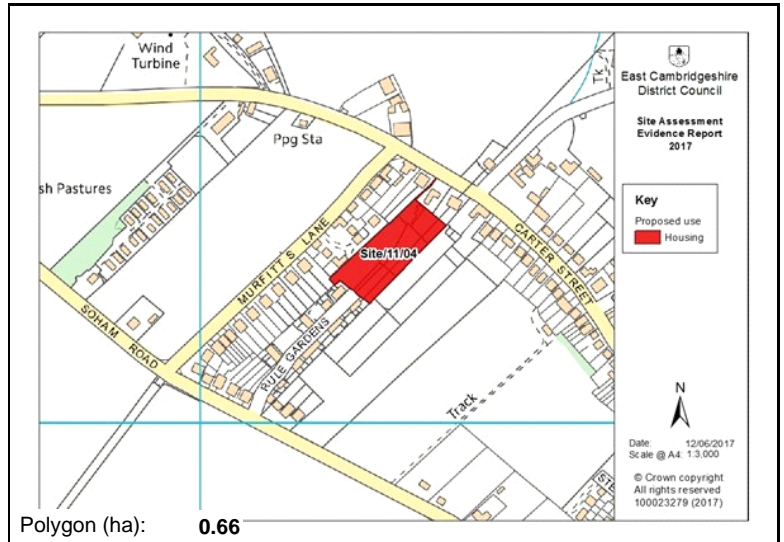
FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

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Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
16:20 on 09 Aug 2016
Supersedes site submission(s)
Main findings and recommendations:
The site is favoured by the parish council and would provide a logical extension to neighbouring development at Rules Garden. The site should therefore be allocated.



Site Information

Site Type:	New site submission (Form B)		ID:	26
Site Address:	Land rear of Rules Garden, CB7 5LB			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Land rear of Rules Garden			
Brown/Greenfield:	Greenfield			
Known Constraints:	None known			
Current Use:	Agriculture	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	0.68	Site Area Gross (ha)	0.8	
Indicative no. of dwellings:	a) Submitted / estimated	15	b) Recommended	15

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Risk of Surface Water Flooding 0% (updated flood map for surface water (30yr))	A
Percent (%) of site area at risk (uFMFSW):		
30 Year:	0.00%	100 Year: 0.00%
1,000 Year:	0.00%	

Site located in Internal Drainage Board Admin. area (Y/N):	No
Site located in area benefitting from defences (Y/N):	No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	2.01km - 5km from the site	B
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site located more than 250m from contaminated land	A
5a.(i) Contaminated land professional assessment		
5b. Local road impact	Major infrastructure required to off-set safety or acquisition of third party land and in accordance with CIL regulations	D
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
<p>Rule Gardens is not adopted highway No vehicle access on to Carter Street except for pedestrians and cyclists The development site should come forward with 11/03 or 11/03+ 11/13 the Highways Authority would seek one junction for all three sites Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry</p> <p>This site is below the threshold where an assessment is required.</p>		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 10 min walk (<800m)	B
6d. Proximity to Primary School	Less than 15 min walk (<1,200m)	C
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
<p>The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village</p>		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
<p>The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.</p>		
6h. Proximity to employment sites	Greater than 20 min walk (>1,600m)	E

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D

Current Status: **Site Allocation FRD.H2**

Parish: **Fordham CP**

Site Name: *Rules Garden*

Site Ref: **Site/11/04**

7e. Public Rights of Way	C – Opportunities to connect to nearby PRow within the site boundary	C
7e.(i) PROW comments		
Provide an off road connection for pedestrians between Carter St and Murfitts Lane in the north of the site through site 11/03 and 11/13 to FP7 which connects to the site 11/13 in the south east corner		
7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets within 500.1 – 1000m of site	C
7g. Heritage / archaeology comments		
ECDC: Listed buildings to the northeast - consideration would need to be given to their setting		
CCC: MCB9093 Polished stone axehead 600m W, Mesolithic Thames Pick (flint axe) 650m E. Site located between known prehistoric sites on Fordham by pass and along River Snail . Planning condition recommended. NGR 562230 271200		
7h. Visual Impact	Neutral/No impact on landscape/townscape or key views	C
Justification for score:		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	Yes
Form E - Parish Council site ranking:	First
Form G - Parish Council's view:	

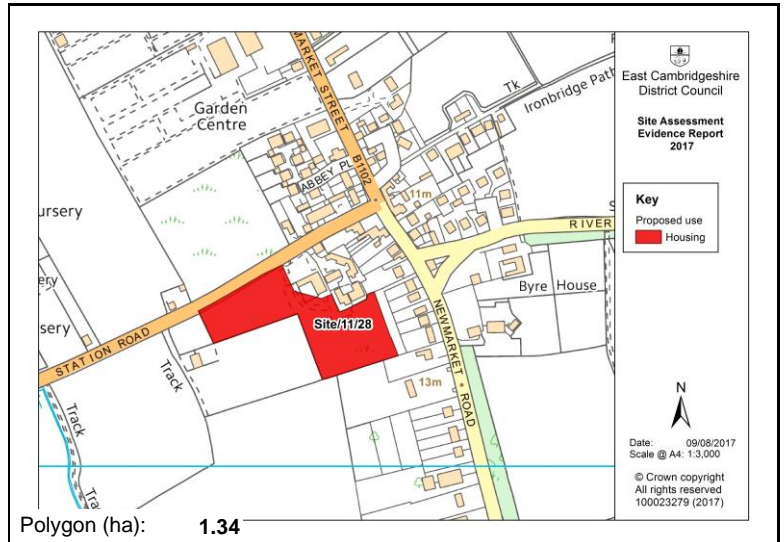
FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- (Promoter) allocation supported
- Policy and supporting text should refer to need to conserve / enhance nearby listed building (Cromwell House)

Summary of Findings and Recommendations

Overall recommendation from site assessment:	
Preferred site	
Date and time of site visit:	
Supersedes site submission(s)	Site/11/02
Main findings and recommendations:	
<p>The site has extant planning permission and should be allocated to retain this planning decision. The current planning consent includes measures to retain the existing business on-site. This amended submission excludes the existing business from the site allocation area.</p>	



Site Information

Site Type:	Site with extant planning permission		ID:	505
Site Address:	Land at 5 Station Road, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:	16/01551/OUM	
Site Description:				
Brown/Greenfield:	Brownfield			
Known Constraints:				
Current Use:	Employment	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	1.14	Site Area Gross (ha)	1.34	
Indicative no. of dwellings:	a) Submitted / estimated	27	b) Recommended	27

Major Criteria

1a. Settlement Hierarchy	Large Village	B	
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A	
1c. Minerals and Waste assessment			
1c.(i) Site affected by M+W Policies			
1c.(ii) Site affected by M+W Allocations			
2a. Flood zone			
<i>Percent (%) of site area at risk (SFRA Level 1 screening):</i>			
Flood Zone 1:	Flood Zone 2:	Flood Zone 3a:	Flood Zone 3b:
2b. Surface Water flood risk			
<i>Percent (%) of site area at risk (uFMfSW):</i>			
30 Year:	100 Year:	1,000 Year:	

Current Status: **Site Allocation FRD.H3**

Parish: **Fordham CP**

Site Name: *Land at Station Road*

Site Ref: **Site/11/28**

Site located in Internal Drainage Board Admin. area (Y/N):	
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Site located in area benefitting from defences (Y/N):	
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3. Proximity to Hazardous Installation	
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4a. Proximity to internationally / nationally important wildlife sites	
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4b. European and nationally important wildlife sites - professional assessment	
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Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	
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5a.(i) Contaminated land professional assessment	
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5b. Local road impact	
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5c. Strategic Road Network impact	
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5d. Transport impacts - professional assessment	
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6. Access to services

6a. Proximity to public transport	
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6b. Proximity to medical services	
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6c. Proximity to shops	
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6d. Proximity to Primary School	
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6e. Proximity to Secondary School	
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6f.(i) Available primary school capacity	
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6g.(i) Primary education impacts - professional assessment	
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6f.(ii) Available secondary school capacity	
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6g.(ii) Secondary education impacts - professional assessment	
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6h. Proximity to employment sites	
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7. Environmental impact

7a. Proximity to County Wildlife Sites	
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7b. County Wildlife Sites - Professional assessment	
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7c. Groundwater PZ and aquifers	
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7d. Agricultural land classification	
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7e. Public Rights of Way	
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7e.(i) PROW comments	
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Current Status: Site Allocation FRD.H3

Parish: Fordham CP

Site Name: Land at Station Road

Site Ref: Site/11/28

7f.(i) Conservation Area		
7f.(ii). Listed building		
7f.(iii) Scheduled Ancient Monument		
7f.(iv) Archaeological asset		
7g. Heritage / archaeology comments		
7h.Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs		

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

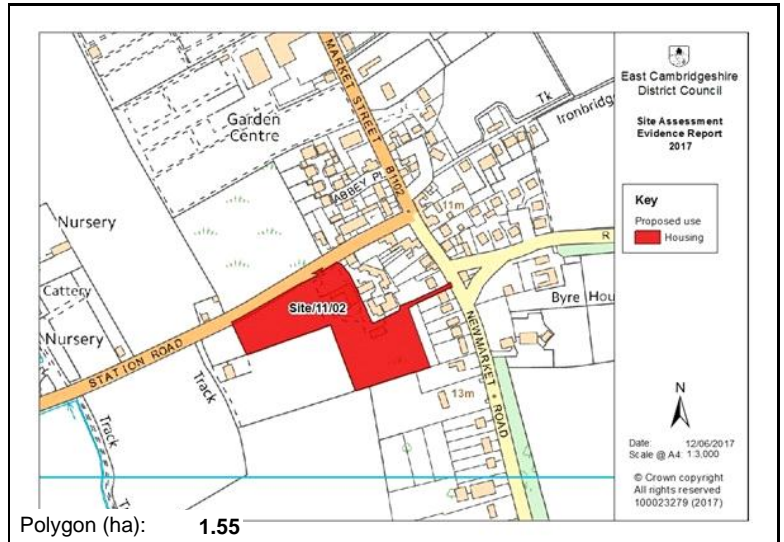
FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

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Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
15:50 on 09 Aug 2016
Supersedes site submission(s)
Main findings and recommendations:
Since publication of the Further Draft Local Plan, the site has been granted planning permission for residential development. The site should therefore be allocated to retain this planning decision.



Site Information

Site Type:	New site submission (Form B)		ID:	24
Site Address:	Land at 5 Station Road, Fordham, Ely, Cambridgeshire, CB7 5LW			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:	16/01551/OUM	
Site Description:	Employment land and vacant land at Station Road. Site has resolution to grant planning permission for residential development for up to 27 dwellings (incl up to 5 self-build dwellings), garages, open space, new accesses onto Station Road, internal roads and associated works. Retention of existing B1 building and remodel access and parking			
Brown/Greenfield:	Brownfield			
Known Constraints:				
Current Use:	Employment	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:	Form B also indicates 'mixed-use'			
Site Area Net (ha):	1.32	Site Area Gross (ha)	1.55	
Indicative no. of dwellings:	a) Submitted / estimated	27	b) Recommended	27

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-

Current Status: Superseded by FRD.H3

Parish: Fordham CP

Site Name: Land at 5 Station Road, Fordham

Site Ref: Site/11/02

Percent (%) of site area at risk (uFMFSW):

30 Year: 0.00% 100 Year: 0.00% 1,000 Year: 1.27%

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land		
5a.(i) Contaminated land professional assessment		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Station Road No access to Newmarket Road for vehicles but Pedestrian and cycles ok Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry The development proposals for this site would need to be accompanied by a Transport Statement, based on 50 units identified. This should follow CCC TA guidelines. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. These proposals total 1400 units in Fordham, therefore the development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 10 min walk (<800m)	B
6d. Proximity to Primary School	Less than 15 min walk (<1,200m)	C
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 15 min walk (<1,200m)	C

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
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Current Status: Superseded by FRD.H3

Parish: Fordham CP

Site Name: Land at 5 Station Road, Fordham

Site Ref: Site/11/02

7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	C – Opportunities to connect to nearby PRoW within the site boundary	C
7e.(i) PROW comments		
Provide a connection from the east of the site on the Newmarket Rd to Station Rd in the north also from this site to sites 11/08 and 11/01		
7f.(i) Conservation Area	CA within 500m of site	D
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
7g. Heritage / archaeology comments		
CCC: Gardens and park at Fordham Abbey 380m E. Multi period finds 150m to E. An archaeological condition is recommended to be placed on any planning consent granted for development on this plot. NGR 562540 270190		
7h. Visual Impact	Detrimental impact on landscape/townscape or key views - visually intrusive	D
Justification for score:		
Some reasonable views across site to open countryside.		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	No
Form E - Parish Council site ranking:	Fifth or more
Form G - Parish Council's view:	

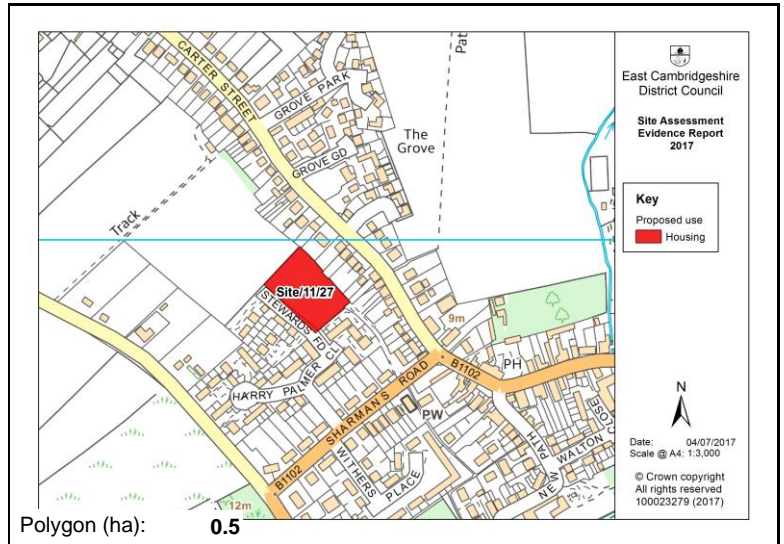
FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

•Site 11/02 – (promoter) site should be added, because it now has a resolution to grant planning permission (subject to s106) for 27 dwellings.

Summary of Findings and Recommendations

Overall recommendation from site assessment:	
Preferred site	
Date and time of site visit:	
Supersedes site submission(s)	Site/11/13
Main findings and recommendations:	
<p>The site is an amended proposal of a larger scheme previously assessed under reference Site/11/13. The site assessment concluded the site 'has merit', but other suitable sites were available in the village. This smaller site offers a logical extension to the built area, has few constraints and offers a suitable location for a modest scale development. Reducing the site area addresses concerns relating to the overall scale of growth in Fordham. Development should be low density and building styles should reflect the character of adjacent development.</p>	



Site Information

Site Type:	Strategic Planning Amended Submission		ID:	470
Site Address:	Land off Steward's Field			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	The site supersedes part of Site/11/13, which the landowner amended through their representations to the FDLP.			
Brown/Greenfield:	Greenfield			
Known Constraints:				
Current Use:	Agriculture	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	0.43	Site Area Gross (ha)	0.5	
Indicative no. of dwellings:	a) Submitted / estimated	20	b) Recommended	12

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone		
<i>Percent (%) of site area at risk (SFRA Level 1 screening):</i>		
Flood Zone 1:		Flood Zone 2:
		Flood Zone 3a:
		Flood Zone 3b:
2b. Surface Water flood risk		
<i>Percent (%) of site area at risk (uFMFSW):</i>		

Current Status: **Site Allocation FRD.H4**

Parish: **Fordham CP**

Site Name: *Land off Steward's Field*

Site Ref: **Site/11/27**

30 Year: 100 Year: 1,000 Year:

Site located in Internal Drainage Board Admin. area (Y/N):

Site located in area benefitting from defences (Y/N):

3. Proximity to Hazardous Installation	<input type="text"/>	<input type="text"/>
4a. Proximity to internationally / nationally important wildlife sites	<input type="text"/>	<input type="text"/>
4b. European and nationally important wildlife sites - professional assessment	<input type="text"/>	

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	<input type="text"/>	<input type="text"/>
5a.(i) Contaminated land professional assessment		
<input type="text"/>		
5b. Local road impact	<input type="text"/>	<input type="text"/>
5c. Strategic Road Network impact	<input type="text"/>	<input type="text"/>
5d. Transport impacts - professional assessment		
<input type="text"/>		

6. Access to services

6a. Proximity to public transport	<input type="text"/>	<input type="text"/>
6b. Proximity to medical services	<input type="text"/>	<input type="text"/>
6c. Proximity to shops	<input type="text"/>	<input type="text"/>
6d. Proximity to Primary School	<input type="text"/>	<input type="text"/>
6e. Proximity to Secondary School	<input type="text"/>	<input type="text"/>
6f.(i) Available primary school capacity	<input type="text"/>	<input type="text"/>
6g.(i) Primary education impacts - professional assessment		
<input type="text"/>		
6f.(ii) Available secondary school capacity	<input type="text"/>	<input type="text"/>
6g.(ii) Secondary education impacts - professional assessment		
<input type="text"/>		
6h. Proximity to employment sites	<input type="text"/>	<input type="text"/>

7. Environmental impact

7a. Proximity to County Wildlife Sites	<input type="text"/>	<input type="text"/>
7b. County Wildlife Sites - Professional assessment		
<input type="text"/>		
7c. Groundwater PZ and aquifers	<input type="text"/>	<input type="text"/>
7d. Agricultural land classification	<input type="text"/>	<input type="text"/>
7e. Public Rights of Way	<input type="text"/>	<input type="text"/>
7e.(i) PROW comments		
<input type="text"/>		

Current Status: Site Allocation FRD.H4

Parish: Fordham CP

Site Name: Land off Steward's Field

Site Ref: Site/11/27

7f.(i) Conservation Area		
7f.(ii). Listed building		
7f.(iii) Scheduled Ancient Monument		
7f.(iv) Archaeological asset		
7g. Heritage / archaeology comments		
7h.Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs		

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

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Current Status: Superseded by FRD.H4

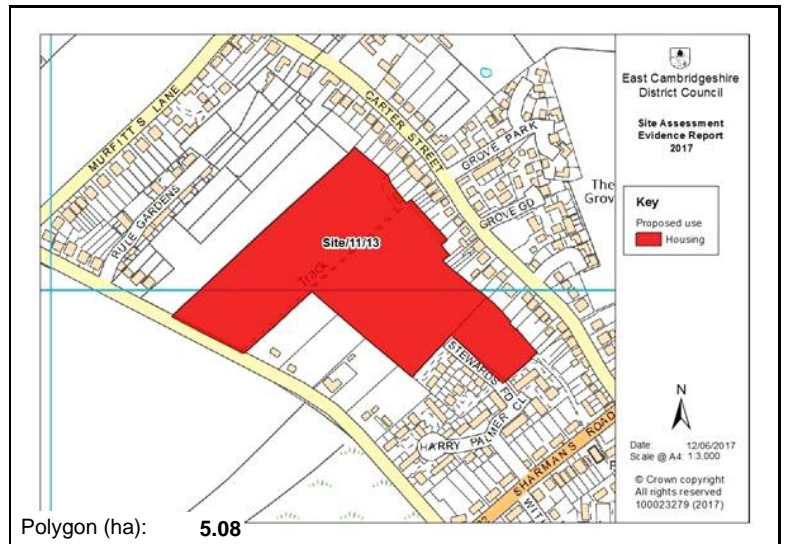
Parish: Fordham CP

Site Name: Land fronting Soham Road and also accessed off Stewards Field

Site Ref: Site/11/13

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Has merit
Date and time of site visit:
16:30 on 09 Aug 2016
Supersedes site submission(s)
Main findings and recommendations:
The site has some merit, but was not supported by the Parish Council. During consultation on the Further Draft Local Plan, the landowner indicated the site boundary should be amended - see Site/11/27.



Site Information

Site Type:	New site submission (Form B)		ID:	55
Site Address:	Land fronting Soham Road and also accessed off Stewards Field			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Land fronting Soham Road and also accessed off Stewards Field			
Brown/Greenfield:	Greenfield			
Known Constraints:	A smaller scheme off Stewards Field has also been promoted previously shown hatched blue and a hedge existis along the northern boundary making it effectively a seperate parcel.			
Current Use:	Agriculture	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	3.77	Site Area Gross (ha)	5.03	
Indicative no. of dwellings:	a) Submitted / estimated	136	b) Recommended	0

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMfSW):		
30 Year:	0.00%	100 Year: 0.00%
1,000 Year:	1.50%	

Current Status: Superseded by FRD.H4

Parish: Fordham CP

Site Name: *Land fronting Soham Road and also accessed off Stewards Field*

Site Ref: Site/11/13

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	2.01km - 5km from the site	B
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site located more than 250m from contaminated land	A
5a.(i) Contaminated land professional assessment		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Soham Road The Highways Authority would like to see this development come forward with ///03 & 11/04 with single access Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. These proposals total 1400 units in Fordham, therefore the development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 5 min walk (<400m)	A
6d. Proximity to Primary School	Less than 10 min walk (<800m)	B
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Greater than 20 min walk (>1,600m)	E

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		

Current Status: Superseded by FRD.H4

Parish: Fordham CP

Site Name: *Land fronting Soham Road and also accessed off Stewards Field*

Site Ref: Site/11/13

7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC3 or lower	C
7e. Public Rights of Way	C – Opportunities to connect to nearby PRow within the site boundary	C
7e.(i) PRow comments		
7f.(i) Conservation Area	CA within 500m of site	D
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
7g. Heritage / archaeology comments		
ECDC: Minimal heritage impact		
CCC: Recommended pre-determination works to be supplied with any planning application for Local Plan allocation Soham Road, land r/o 2-5 in 2012. Advice upheld here NGR 562370 271050		
7h. Visual Impact	Detrimental impact on landscape/townscape or key views - visually intrusive	D
Justification for score:		
See Site/11/03		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	No
Form E - Parish Council site ranking:	Fifth or more
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- (Promoter) this rejected site could be reduced to 0.5ha, accessed off Stewards Field, and allocated for 20 dwellings.
- (Promoter) site should be reassessed – especially error relating to access (which can be provided off Grove Park, contrary to evidence reports published by council).

Current Status: **Site Allocation FRD.M1**

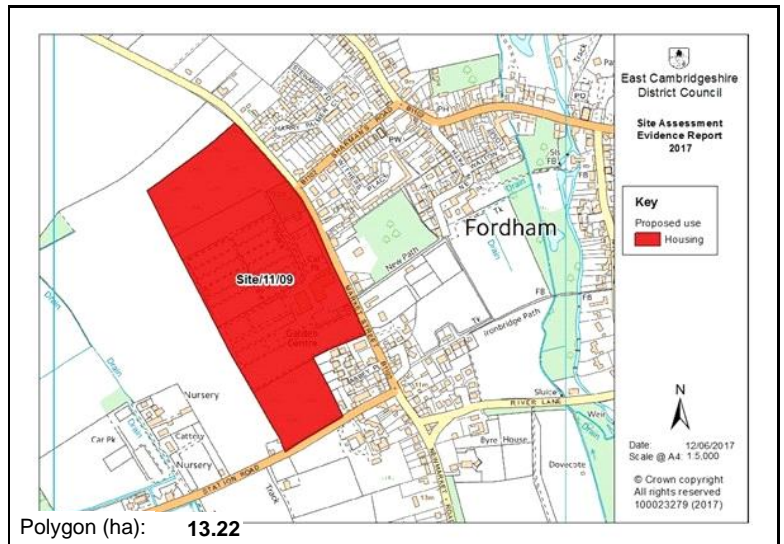
Parish: **Fordham CP**

Site Name: *Land at and adjoining Scotsdale Garden Centre, Fordham*

Site Ref: **Site/11/09**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
16:00 09 Aug 2016
Supersedes site submission(s)
Main findings and recommendations:
The relocation of the garden centre could result in this large, close-to-village centre site becoming vacant, and therefore potentially derelict. The site could provide a suitable location for a mixed-use (likely housing-led) scheme), and should be allocated on this basis. Other uses, such as employment and/or retail should be provided to retain jobs in this location.



Site Information

Site Type:	New site submission (Form B)		ID:	51
Site Address:	Scotsdale Garden Centre, Market Street, Fordham, CB7 5LQ			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Land at and adjoining Scotsdale Garden Centre, Fordham			
Brown/Greenfield:	Mixed			
Known Constraints:	Form B indicates site could deliver 250 -275 dwellings			
Current Use:	Retail	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	7.92	Site Area Gross (ha)	13.2	
Indicative no. of dwellings:	a) Submitted / estimated	275	b) Recommended	150

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMFSW):		
30 Year:	0.00%	100 Year: 0.00%
1,000 Year:	1.08%	

Current Status: Site Allocation FRD.M1

Parish: Fordham CP

Site Name: *Land at and adjoining Scotsdale Garden Centre, Fordham*

Site Ref: Site/11/09

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
5a.(i) Contaminated land professional assessment		
old factory site on S boundary		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Market Street Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry		
A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. These proposals total 1400 units in Fordham, therefore the development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 5 min walk (<400m)	A
6d. Proximity to Primary School	Less than 15 min walk (<1,200m)	C
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 15 min walk (<1,200m)	C
7. Environmental impact		
7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		

Current Status: **Site Allocation FRD.M1**

Parish: **Fordham CP**

Site Name: *Land at and adjoining Scotsdale Garden Centre, Fordham*

Site Ref: **Site/11/09**

7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	C – Opportunities to connect to nearby PRoW within the site boundary	C
7e.(i) PROW comments		
Provide an off road connection for pedestrians, cyclists and horse riders between the B1102 and Station Road		
7f.(i) Conservation Area	CA within 500m of site	D
7f.(ii) Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets on-site	E
7g. Heritage / archaeology comments		
ECDC: No heritage impact		
CCC: Within former gardens of Shrubland House (MCB19367). MCB13841 Lithic implement found in central part of proposal area. Numerous excavation areas along Fordham by-pass directly W (350m) of the area revealed prehistoric occupation and burial evidence (eg MCBs MCB16949, MCB15001, MCB15000, MCB16950. Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application. NGR562400 270530		
7h. Visual Impact	Some improvement to landscape/townscape or key views	B
Justification for score:		
Has some potential to create improvements.		
Additional criterion 7i. TPOs	TPO tree on site	C

Parish Council support and rank

Does Parish Council support this site?	No
Form E - Parish Council site ranking:	Fifth or more
Form G - Parish Council's view:	

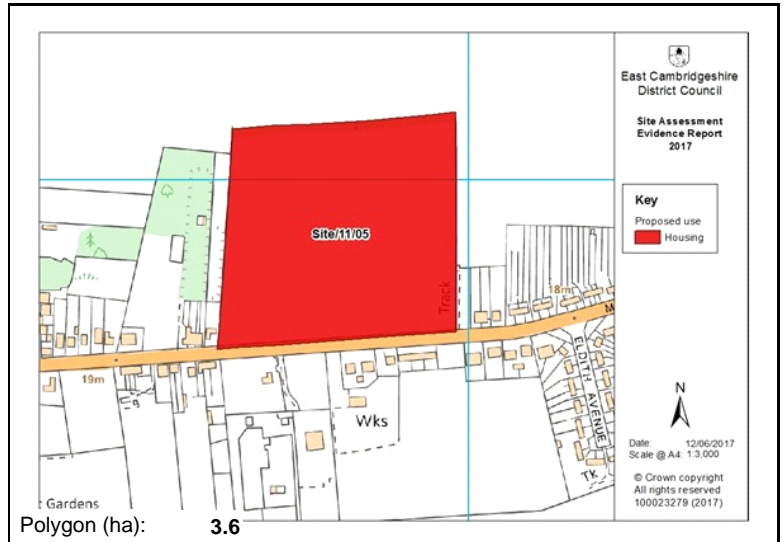
FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- Proposed allocations have the potential to have an adverse effect on European protected sites and SSSI, through increased recreational pressure. Policy for both sites needs a requirement for HRA and a requirement for a net gain in biodiversity.
- ERD.M1 – (promoter) support allocation. However,
 - 150 target should be indicative, not maximum.
 - Policy should confirm that the garden centre will remain on site (albeit consolidated to approx 4 hectares), with rest (approx 9ha) for housing-led development.
 - Policy too specific / restrictive in terms of access – this detail should be determined at masterplanning and planning application stage.
 - Employment provision should be flexible (not B class)
 - Other detailed policy wording amendments also suggested

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
15:00 09 Aug 2016
Supersedes site submission(s)
Main findings and recommendations:
Since publication of the Further Draft Local Plan, the site has been granted planning permission for residential development. The site should be allocated to retain this planning decision.



Site Information

Site Type:	New site submission (Form B)		ID:	27
Site Address:	Land east of Mildenhall Road, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:	FRD3	Planning Perm. Ref:	16/01662/OUM	
Site Description:	Since publication of the Further Draft Local Plan, the site has been granted planning permission for residential development for 74 houses inc. 5 Plots for self build, parking, vehicular accesses and public open space.			
Brown/Greenfield:	Greenfield			
Known Constraints:	Agent indicates that the agricultural tenant will require one year's notice to vacate the site. The agent also indicates that ecology and drainage reports have been obtained for this site and both confirm there are no constraints for residential development. The owner is prepared to offer to the parish council a large area of the site to be used as public open space for community use.			
Current Use:	Agriculture	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:	80-100 housing units. Also public open space			
Site Area Net (ha):	4.85	Site Area Gross (ha)	6.47	
Indicative no. of dwellings:	a) Submitted / estimated	74	b) Recommended	79

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A
1c. Minerals and Waste assessment		
This site lies within the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). The overarching policy is CS26 Mineral Safeguarding Areas which sets out criteria which must be met in order for development to be permitted. However, in this instance the proposed site is in close proximity to existing development and the mineral resource is an isolated area. It is unlikely to be an economic resource therefore no objections would be raised in this context to this site being allocated.		
1c.(i) Site affected by M+W Policies	CS26	
1c.(ii) Site affected by M+W Allocations		

2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Risk of Surface Water Flooding 0% (updated flood map for surface water (30yr))	A
Percent (%) of site area at risk (uFMFSW):		
30 Year:	0.00%	100 Year: 0.00%
1,000 Year:	0.00%	
Site located in Internal Drainage Board Admin. area (Y/N):	No	
Site located in area benefitting from defences (Y/N):	No	
3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
5a.(i) Contaminated land professional assessment		
Pit 47m to E. Works 57m to S		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
<p>Access to site via Chippenham Road would be acceptable The vehicle access should be staggered off / at Thirwall Drive Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry</p> <p>A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. These proposals total 1400 units in Fordham, therefore the development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.</p>		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 15 min walk (<1,200m)	C
6d. Proximity to Primary School	Less than 5 min walk (<400m)	A
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		

The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.

6h. Proximity to employment sites	Greater than 20 min walk (>1,600m)	E
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7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
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7b. County Wildlife Sites - Professional assessment

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7c. Groundwater PZ and aquifers		
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7d. Agricultural land classification	All or part of site intersected by ALC3 or lower	C
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7e. Public Rights of Way	E – No PRoW connection opportunities	E
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7e.(i) PROW comments

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7f.(i) Conservation Area	CA within 500m of site	D
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7f.(ii). Listed building	LB within 500m of site	D
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7f.(iii) Scheduled Ancient Monument	SAM within 1.01km – 2km of site	B
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7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
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7g. Heritage / archaeology comments

ECDC: Already allocated - same issues as before

CCC: Recommended pre-determination works to be supplied with any planning application for Mildenhall Road, land between 67-115 Local Plan 2012 consultation. Advice upheld here. Iron Age, Roman and Medieval metal detection finds 650-600m N and NW of plot; Iron Age inhumations MCB9112 150m to W. Cropmarked sites of settlement enclosures known 700-750m to NW and N. NGR 563840 270950

7h. Visual Impact	Detrimental impact on landscape/townscape or key views - visually intrusive	D
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Justification for score:

Good views across site to open countryside beyond.

Additional criterion 7i. TPOs	No TPO within 15m of the site	A
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Parish Council support and rank

Does Parish Council support this site?	Yes
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Form E - Parish Council site ranking:	Third
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Form G - Parish Council's view:	
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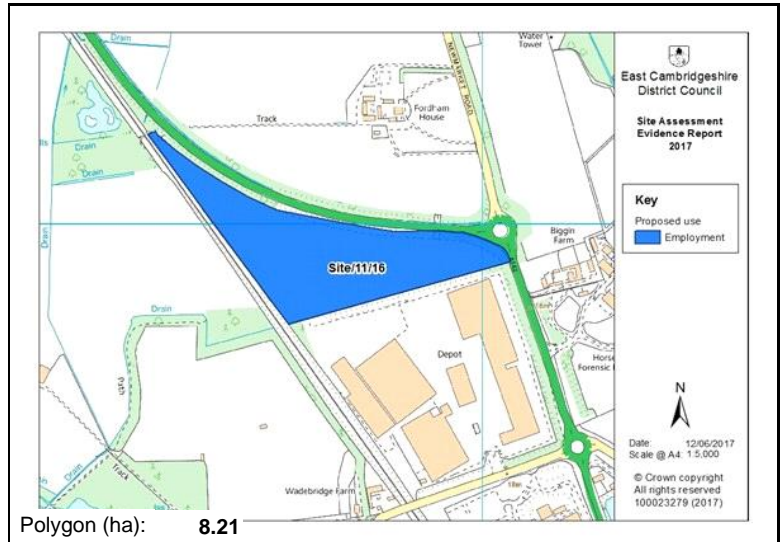
FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- Object: traffic / access make this site unsuitable.
- Proposed allocations have the potential to have an adverse effect on European protected sites and SSSI, through increased recreational pressure.
- No objection, but if mineral is extracted, it should be put to sustainable use.

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing employment Local Plan 2015 allocation and should be retained to enable continued employment development.



Site Information

Site Type:	Local Plan 2015 allocated site		ID:	226
Site Address:	Land north of Turners Site, Newmarket Road, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:	FRD7	Planning Perm. Ref:		
Site Description:	Existing employment allocation, land north of Turners			
Brown/Greenfield:	Greenfield			
Known Constraints:				
Current Use:	Agriculture	Proposed Use:	Employment	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	6.00	Site Area Gross (ha):	8	
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended	

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMFSW):		
30 Year:	0.00%	100 Year: 0.15%
1,000 Year:	0.70%	

Site located in Internal Drainage Board Admin. area (Y/N):	No
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Site located in area benefitting from defences (Y/N):	No
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3. Proximity to Hazardous Installation	N/a - employment site	-
4a. Proximity to internationally / nationally important wildlife sites	Within 500m of site	D
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
5a.(i) Contaminated land professional assessment		
Road Haulage Depot on S boundary		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Station Road Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry This site is below the threshold where an assessment is required.		

6. Access to services

6a. Proximity to public transport	Less than 15 min walk (<1,200m)	C
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Greater than 20 min walk (>1,600m)	E
6d. Proximity to Primary School	Greater than 20 min walk (>1,600m)	E
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 5 min walk (<400m)	A

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 501m – 1km of site	C
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	E – No PRoW connection opportunities	E
7e.(i) PROW comments		

Current Status: Site Allocation FRD.E1(a)

Parish: Fordham CP

Site Name: Existing employment allocation, land north of Turners

Site Ref: Site/11/16

7f.(i) Conservation Area	CA within 1.01km – 2km of site	B
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM within 500.1 – 1000m of site	C
7f.(iv) Archaeological asset	Archaeological assets on-site	E
7g. Heritage / archaeology comments		
ECDC: Already allocated - same issues as before		
CCC: Bronze Age barrows with inhumations and burials were dug beneath car and lorry parks at the SE corner of the plot in 2012 (ECB3854). More exist in the barrow cemetery in the immediate environs of the site (eg MCB 10817-8). The proposal area is 900m to the NW of SCHEDULED MONUMENT Roman villa south of Snailwell Fen (NHLE 1006868). No objection, but Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application. NGR 562720 268930.		
7h.Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

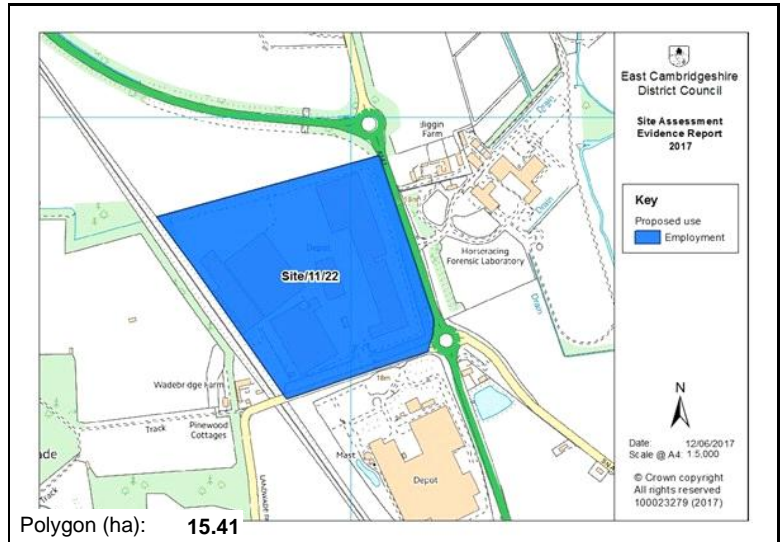
FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

<ul style="list-style-type: none">•Support need for HRA•No objection, but if mineral is extracted, it should be put to sustainable use.•The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.•ERD.E1(A-G) – these should all be for B1, B2 and B8.•ERD.E1 (D) - Object to the need for a concept plan•Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.
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Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing, developed parcel of employment land within the Fordham Employment Cluster. The site should be allocated for employment use to enable continued employment development of the site and to provide a logical boundary to the business park.



Site Information

Site Type:	Existing business park		ID:	354
Site Address:	Turners Soham Ltd, Fordham Rd, Fordham, Newmarket CB8 7NR			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Existing developed employment site within Fordham Employment Cluster - logistics/haulage.			
Brown/Greenfield:	Brownfield			
Known Constraints:				
Current Use:	Employment	Proposed Use:	Employment	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	9.25	Site Area Gross (ha)	15.41	
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended	

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMFSW):		
30 Year:	0.57%	100 Year: 1.27%
1,000 Year:	5.82%	

Current Status: **Site Allocation FRD.E1(b)**

Parish: **Fordham CP**

Site Name: *Turners Soham Ltd*

Site Ref: **Site/11/22**

Site located in Internal Drainage Board Admin. area (Y/N):	No
Site located in area benefitting from defences (Y/N):	No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites		
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land		
5a.(i) Contaminated land professional assessment		
5b. Local road impact		
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		

6. Access to services

6a. Proximity to public transport		
6b. Proximity to medical services		
6c. Proximity to shops		
6d. Proximity to Primary School		
6e. Proximity to Secondary School		
6f.(i) Available primary school capacity		
6g.(i) Primary education impacts - professional assessment		
6f.(ii) Available secondary school capacity		
6g.(ii) Secondary education impacts - professional assessment		
6h. Proximity to employment sites		

7. Environmental impact

7a. Proximity to County Wildlife Sites		
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification		
7e. Public Rights of Way		
7e.(i) PROW comments		

Current Status: **Site Allocation FRD.E1(b)**

Parish: **Fordham CP**

Site Name: *Turners Soham Ltd*

Site Ref: **Site/11/22**

7f.(i) Conservation Area		
7f.(ii). Listed building		
7f.(iii) Scheduled Ancient Monument		
7f.(iv) Archaeological asset		
7g. Heritage / archaeology comments		
7h. Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs		

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- FRD.E1(A-G) – these should all be for B1, B2 and B8.
- FRD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.

Current Status: Site Allocation FRD.E1(c)

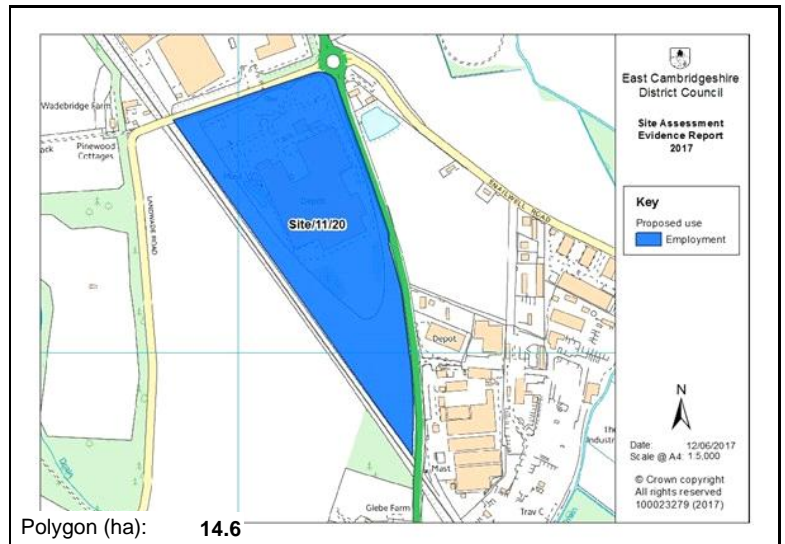
Parish: Fordham CP

Site Name: Existing employment allocation, land south of Landwade Road

Site Ref: Site/11/20

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing employment Local Plan 2015 allocation and should be retained to enable continued employment development.



Site Information

Site Type:	Local Plan 2015 allocated site	ID:	230
Site Address:	Land south of Landwade Road, Fordham		
Settlement:	Fordham		
LP15 Allocation Ref:	FRD8	Planning Perm. Ref:	
Site Description:	Existing employment allocation, land south of Landwade Road, Fordham		
Brown/Greenfield:	Mixed		
Known Constraints:			
Current Use:	Employment	Proposed Use:	Employment
Current Use info:			
Proposed Use info:			
Site Area Net (ha):	8.70	Site Area Gross (ha)	14.5
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		

This site has a very small area which falls in the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). However, in this instance it does not represent an economic resource therefore no objections would be raised in this context to this site being allocated. This site also lies partly in the Transport Safeguarding Area for the European Metal Recycling Railhead, Snailwell, designated by Policy T2D of the adopted Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan (2012). The overarching policy is Policy CS23 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy places a presumption against any development in the Transport Safeguarding Area which could prejudice the existing or potential use of the protected railhead for the transport of minerals and / or waste. This site also falls partly within the Waste Consultation Area for the European Metal Recycling site at Fordham Road, Snailwell (Policy W8T) designated by the adopted Cambridgeshire and Peterborough Site Specific Proposals Plan (2012). The overarching policy for this designation is Policy CS30 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy seeks to safeguard waste management facilities which make a significant contribution to managing Cambridgeshire's waste; and the policy states that development will only be permitted where it is demonstrated that this will not prejudice existing or future planned waste management operations. Typically industrial uses (B2, B8) are unlikely to prejudice waste management operations, but it is suggested that consideration

Current Status: **Site Allocation FRD.E1(c)**

Parish: **Fordham CP**

Site Name: *Existing employment allocation, land south of Landwade Road*

Site Ref: **Site/11/20**

should be given to both of these policies prior to allocation in the interests of deliverability.							
1c.(i) Site affected by M+W Policies	CS26						
1c.(ii) Site affected by M+W Allocations	T2D; W8T						
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	98.97%	Flood Zone 2:	0.27%	Flood Zone 3a:	0.75%	Flood Zone 3b:	0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-					
Percent (%) of site area at risk (uFMfSW):							
30 Year:	1.30%	100 Year:	1.37%	1,000 Year:	5.80%		
Site located in Internal Drainage Board Admin. area (Y/N):	No						
Site located in area benefitting from defences (Y/N):	No						
3. Proximity to Hazardous Installation	N/a - employment site	-					
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C					
4b. European and nationally important wildlife sites - professional assessment							

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site located on contaminated land	E
5a.(i) Contaminated land professional assessment		
Road Haulage Depots to W		
5b. Local road impact	Major infrastructure required to off-set safety or acquisition of third party land and in accordance with CIL regulations	D
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
No access to the A142 will be permitted Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry		
A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. The development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Greater than 20 min walk (>1,600m)	E
6d. Proximity to Primary School	Greater than 20 min walk (>1,600m)	E
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		

Current Status: **Site Allocation FRD.E1(c)**

Parish: **Fordham CP**

Site Name: *Existing employment allocation, land south of Landwade Road*

Site Ref: **Site/11/20**

6f.(ii) Available secondary school capacity	Limited capacity	C
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6g.(ii) Secondary education impacts - professional assessment

The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.

6h. Proximity to employment sites	Less than 5 min walk (<400m)	A
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7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 500m of site	D
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7b. County Wildlife Sites - Professional assessment

7c. Groundwater PZ and aquifers		
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7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
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7e. Public Rights of Way	E – No PROW connection opportunities	E
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7e.(i) PROW comments

7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
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7f.(ii). Listed building	LB within 500m of site	D
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7f.(iii) Scheduled Ancient Monument	SAM within 500m of site	D
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7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
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7g. Heritage / archaeology comments

ECDC: Already allocated - same issues as before

CCC: Prehistoric settlement (Bronze - Iron Age) in the majority of this plot was excavated in 1996 ahead of the current industrial building (ECB1736, MCB16109). Archaeological evidence was found to be less concentrated in the southern part of that excavation area. No objection, but recommend a planning condition for any planning application. NGR 563260 268030

7h. Visual Impact		
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Justification for score:

Additional criterion 7i. TPOs	No TPO within 15m of the site	A
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Parish Council support and rank

Does Parish Council support this site?	
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Form E - Parish Council site ranking:	
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Form G - Parish Council's view:	
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FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- ERD.E1(A-G) – these should all be for B1, B2 and B8.
- ERD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled

Current Status: Site Allocation FRD.E1(c)

Parish: Fordham CP

Site Name: *Existing employment allocation, land south of
Landwade Road*

Site Ref: Site/11/20

ancient monument and listed buildings which are very nearby.

Current Status: **Site Allocation FRD.E1(d)**

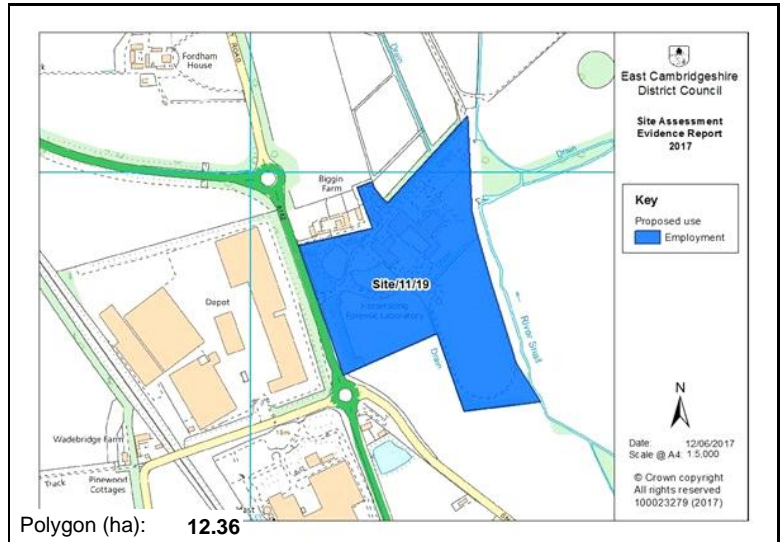
Parish: **Fordham CP**

Site Name: *Existing employment allocation, land at Horse Racing Forensic Laboratories.*

Site Ref: **Site/11/19**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing employment Local Plan 2015 allocation and should be retained to enable continued employment development.



Site Information

Site Type:	Local Plan 2015 allocated site		ID:	229
Site Address:	Land at Horse Racing Forensic Laboratories, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:	FRD6	Planning Perm. Ref:		
Site Description:	Existing employment allocation, land at Horse Racing Forensic Laboratories.			
Brown/Greenfield:	Greenfield			
Known Constraints:				
Current Use:	Agriculture	Proposed Use:	Employment	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	7.20	Site Area Gross (ha):	12	
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended	

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability							
1c. Minerals and Waste assessment							
This site lies partly within the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). The overarching policy is CS26 Mineral Safeguarding Areas which sets out criteria which must be met in order for development to be permitted. However, in this instance the proposed site has largely already been developed, and thus the mineral is unlikely to be an economic resource therefore no objections would be raised in this context to this site being allocated.							
1c.(i) Site affected by M+W Policies	CS26						
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	57.56%	Flood Zone 2:	2.99%	Flood Zone 3a:	9.54%	Flood Zone 3b:	29.91%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-					
Percent (%) of site area at risk (uFMfSW):							

Current Status: **Site Allocation FRD.E1(d)**

Parish: **Fordham CP**

Site Name: *Existing employment allocation, land at Horse Racing Forensic Laboratories.*

Site Ref: **Site/11/19**

30 Year: 0.11% 100 Year: 0.31% 1,000 Year: 3.26%

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	N/a - employment site	-
4a. Proximity to internationally / nationally important wildlife sites	Within 500m of site	D
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
5a.(i) Contaminated land professional assessment		
Road Haulage Depot on site		
5b. Local road impact	No objections with minor mitigation measures	A
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Existing access will A142 No new access to the A142 will be permitted Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. The development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Greater than 20 min walk (>1,600m)	E
6d. Proximity to Primary School	Greater than 20 min walk (>1,600m)	E
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 5 min walk (<400m)	A

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 500m of site	D
7b. County Wildlife Sites - Professional assessment		

Current Status: Site Allocation FRD.E1(d)

Parish: Fordham CP

Site Name: Existing employment allocation, land at Horse Racing Forensic Laboratories.

Site Ref: Site/11/19

7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	E – No PRoW connection opportunities	E
7e.(i) PROW comments		
7f.(i) Conservation Area	CA within 1.01km – 2km of site	B
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM within 500m of site	D
7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
7g. Heritage / archaeology comments		
ECDC: Already allocated - same issues as before		
CCC: Proposal area located 150m N of SCHEDULED MONUMENT Roman villa south of Snailwell Fen (NHLE 1006868) and 100m E of non-designated prehistoric barrow cemetery (eg MCB 10817-8). Iron Age to Roman enclosures are known as cropmarks and find spots from 150m to the E (eg MCB20063 and 9358). Response to EIA scoping consultations in 2007 and 2008 recommended pre-determination fieldwork results to be incorporated into and ES to enable evidence base to be supplied with any planning application and to ensure that any Masterplan builds in an appropriate buffer to preserve the setting of the designated site area to the south. NGR 563440 268500.		
7h. Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- ERD.E1(A-G) – these should all be for B1, B2 and B8.
- ERD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.

Current Status: Site Allocation FRD.E1(e)

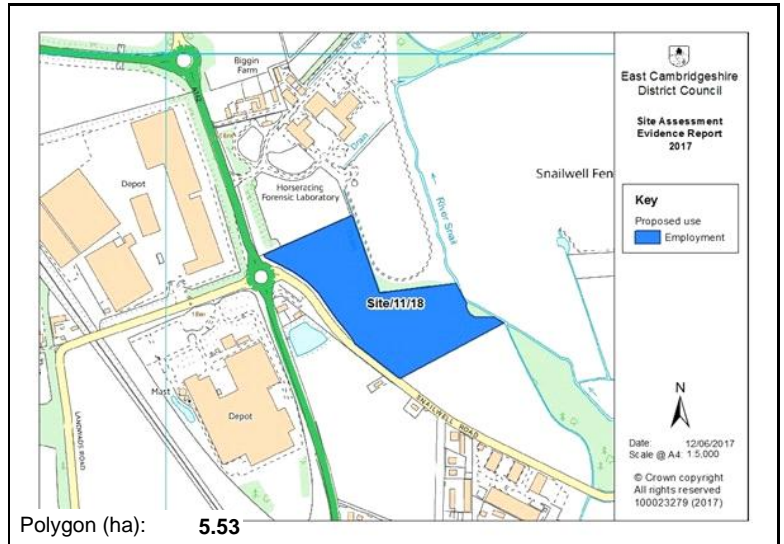
Parish: Fordham CP

Site Name: Existing employment allocation, land north of Snailwell Road

Site Ref: Site/11/18

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing employment Local Plan 2015 allocation and should be retained to enable continued employment development.



Site Information

Site Type:	Local Plan 2015 allocated site		ID:	228
Site Address:	Land north of Snailwell Road, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:	FRD5	Planning Perm. Ref:		
Site Description:	Existing employment allocation, land north of Snailwell Road			
Brown/Greenfield:	Greenfield			
Known Constraints:				
Current Use:	Agriculture	Proposed Use:	Employment	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	4.13	Site Area Gross (ha)	5.5	
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended	

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		

This site lies partly within the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). The overarching policy is CS26 Mineral Safeguarding Areas which sets out criteria which must be met in order for development to be permitted. However, in this instance there is very little mineral within the sites, and it is in proximity to existing development. Thus the mineral is unlikely to be an economic resource therefore no objections would be raised in this context to this site being allocated. This site lies partly in the Transport Safeguarding Area for the European Metal Recycling Railhead, Snailwell, designated by Policy T2D of the adopted Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan (2012). The overarching policy is Policy CS23 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy places a presumption against any development in the Transport Safeguarding Area which could prejudice the existing or potential use of the protected railhead for the transport of minerals and / or waste. This site lies largely within the Waste Consultation Area for the European Metal Recycling site at Fordham Road, Snailwell (Policy W8T) designated by the adopted Cambridgeshire and Peterborough Site Specific Proposals Plan (2012). The overarching policy for this designation is Policy CS30 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy seeks to safeguard waste management facilities which make a significant contribution to managing Cambridgeshire's waste; and the policy states that development will only be permitted where it is

Current Status: Site Allocation FRD.E1(e)

Parish: Fordham CP

Site Name: Existing employment allocation, land north of Snailwell Road

Site Ref: Site/11/18

demonstrated that this will not prejudice existing or future planned waste management operations. Typically industrial uses (B2, B8) are unlikely to prejudice waste management operations, but it is suggested that consideration should be given to both of these policies prior to allocation in the interests of deliverability.

1c.(i) Site affected by M+W Policies	CS26
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1c.(ii) Site affected by M+W Allocations	W8T, T2D
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2a. Flood zone	>50% of site area in Zone 1	A
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Percent (%) of site area at risk (SFRA Level 1 screening):

Flood Zone 1:	99.46%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.54%
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2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
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Percent (%) of site area at risk (uFMFSW):

30 Year:	0.00%	100 Year:	0.00%	1,000 Year:	1.62%
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Site located in Internal Drainage Board Admin. area (Y/N):	No
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Site located in area benefitting from defences (Y/N):	No
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3. Proximity to Hazardous Installation	N/a - employment site	-
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4a. Proximity to internationally / nationally important wildlife sites	Within 500m of site	D
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4b. European and nationally important wildlife sites - professional assessment		
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Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
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5a.(i) Contaminated land professional assessment	Road Haulage Depots to W	
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5b. Local road impact	No objections with Moderate mitigation measures	B
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5c. Strategic Road Network impact		
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5d. Transport impacts - professional assessment		
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No access to the A142 will be permitted
 Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry
 A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. The development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
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6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
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6c. Proximity to shops	Greater than 20 min walk (>1,600m)	E
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6d. Proximity to Primary School	Greater than 20 min walk (>1,600m)	E
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6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
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6f.(i) Available primary school capacity	Spare capacity in some years	B
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6g.(i) Primary education impacts - professional assessment		
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Current Status: Site Allocation FRD.E1(e)

Parish: Fordham CP

Site Name: Existing employment allocation, land north of Snailwell Road

Site Ref: Site/11/18

The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village

6f.(ii) Available secondary school capacity	Limited capacity	C
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6g.(ii) Secondary education impacts - professional assessment

The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.

6h. Proximity to employment sites	Less than 5 min walk (<400m)	A
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7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 500m of site	D
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7b. County Wildlife Sites - Professional assessment

7c. Groundwater PZ and aquifers		
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7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
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7e. Public Rights of Way	E – No PRoW connection opportunities	E
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7e.(i) PROW comments

7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
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7f.(ii). Listed building	LB within 500m of site	D
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7f.(iii) Scheduled Ancient Monument	SAM within 500m of site	D
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7f.(iv) Archaeological asset	Archaeological assets on-site	E
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7g. Heritage / archaeology comments

ECDC: Already allocated - same issues as before

CCC: Immediately adjacent (to the north) of SCHEDULED MONUMENT Roman villa south of Snailwell Fen (NHLE 1006868). Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application and to ensure that any Masterplan builds in an appropriate buffer to preserve the setting of the designated site area to the east. NGR 563400 268260

7h. Visual Impact		
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Justification for score:

Additional criterion 7i. TPOs	No TPO within 15m of the site	A
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Parish Council support and rank

Does Parish Council support this site?	
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Form E - Parish Council site ranking:	
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Form G - Parish Council's view:	
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FDLP Consultation (Jan-Feb '17) - Summary of comments received

Current Status: Site Allocation FRD.E1(e)

Parish: Fordham CP

Site Name: *Existing employment allocation, land north of Snailwell Road*

Site Ref: Site/11/18

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- ERD.E1(A-G) – these should all be for B1, B2 and B8.
- ERD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.

Current Status: **Site Allocation FRD.E1(f)**

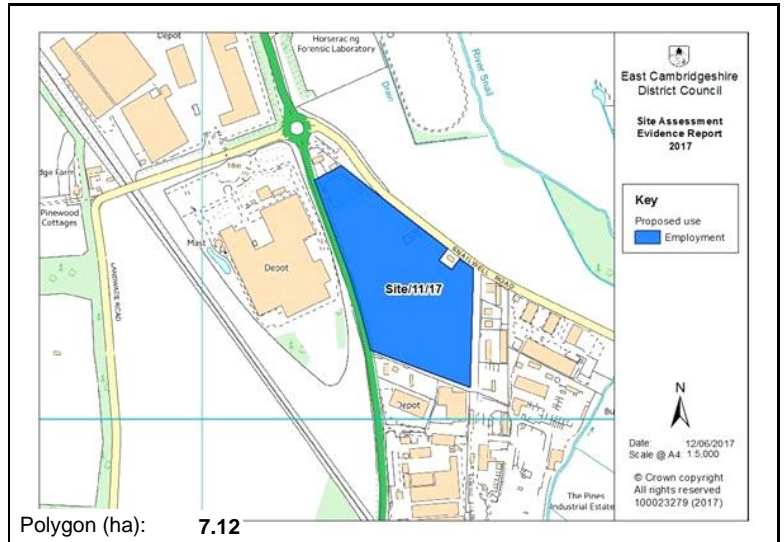
Parish: **Fordham CP**

Site Name: *Existing employment allocation, land south of Snailwell Road*

Site Ref: **Site/11/17**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing employment Local Plan 2015 allocation and should be retained to enable continued employment development.



Site Information

Site Type:	Local Plan 2015 allocated site	ID:	227
Site Address:	Land south of Snailwell Road, Fordham		
Settlement:	Fordham		
LP15 Allocation Ref:	FRD4	Planning Perm. Ref:	
Site Description:	Existing employment allocation, land south of Snailwell Road		
Brown/Greenfield:	Greenfield		
Known Constraints:			
Current Use:	Agriculture	Proposed Use:	Employment
Current Use info:			
Proposed Use info:			
Site Area Net (ha):	5.25	Site Area Gross (ha)	7
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		

This site lies partly within the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). The overarching policy is CS26 Mineral Safeguarding Areas which sets out criteria which must be met in order for development to be permitted. However, in this instance there is very little mineral within the sites, and it is in proximity to existing development. Thus the mineral is unlikely to be an economic resource therefore no objections would be raised in this context to this site being allocated. This site lies partly in the Transport Safeguarding Area for the European Metal Recycling Railhead, Snailwell, designated by Policy T2D of the adopted Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan (2012). The overarching policy is Policy CS23 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy places a presumption against any development in the Transport Safeguarding Area which could prejudice the existing or potential use of the protected railhead for the transport of minerals and / or waste. This site lies largely within the Waste Consultation Area for the European Metal Recycling site at Fordham Road, Snailwell (Policy W8T) designated by the adopted Cambridgeshire and Peterborough Site Specific Proposals Plan (2012). The overarching policy for this designation is Policy CS30 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011). This policy seeks to safeguard waste management facilities which make a significant contribution to managing Cambridgeshire's waste; and the policy states that development will only be permitted where it is

demonstrated that this will not prejudice existing or future planned waste management operations. Typically industrial uses (B2, B8) are unlikely to prejudice waste management operations, but it is suggested that consideration should be given to both of these policies in the interests of deliverability.		
1c.(i) Site affected by M+W Policies	CS26	
1c.(ii) Site affected by M+W Allocations	T2D; W8T	
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMFSW):		
30 Year:	0.17%	100 Year: 0.43%
1,000 Year:	3.31%	
Site located in Internal Drainage Board Admin. area (Y/N):	No	
Site located in area benefitting from defences (Y/N):	No	
3. Proximity to Hazardous Installation	N/a - employment site	-
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
5a.(i) Contaminated land professional assessment		
Road Haulage Depot on W boundary		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
No access to the A142 will be permitted Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry		
A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. The development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		
6. Access to services		
6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Greater than 20 min walk (>1,600m)	E
6d. Proximity to Primary School	Greater than 20 min walk (>1,600m)	E
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		

Current Status: **Site Allocation FRD.E1(f)**

Parish: **Fordham CP**

Site Name: *Existing employment allocation, land south of Snailwell Road*

Site Ref: **Site/11/17**

The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village

6f.(ii) Available secondary school capacity	Limited capacity	C
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6g.(ii) Secondary education impacts - professional assessment

The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.

6h. Proximity to employment sites	Less than 5 min walk (<400m)	A
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7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 500m of site	D
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7b. County Wildlife Sites - Professional assessment

7c. Groundwater PZ and aquifers		
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7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
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7e. Public Rights of Way	E – No PRoW connection opportunities	E
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7e.(i) PROW comments

7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
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7f.(ii). Listed building	LB within 500m of site	D
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7f.(iii) Scheduled Ancient Monument	SAM within 500m of site	D
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7f.(iv) Archaeological asset	Archaeological assets on-site	E
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7g. Heritage / archaeology comments

ECDC: Already allocated - same issues as before

CCC: Metal detection Roman finds (incl Hod Hill type bow brooch) found within the plot. Immediately adjacent (to the west) of SCHEDULED MONUMENT Roman villa south of Snailwell Fen (NHLE 1006868). Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application and to ensure that any Masterplan builds in an appropriate buffer to preserve the setting of the designated site area to the east. NGR 563400 268260

7h. Visual Impact		
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Justification for score:

Additional criterion 7i. TPOs	No TPO within 15m of the site	A
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Parish Council support and rank

Does Parish Council support this site?	
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Form E - Parish Council site ranking:	
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Form G - Parish Council's view:	
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FDLP Consultation (Jan-Feb '17) - Summary of comments received

Current Status: Site Allocation FRD.E1(f)

Parish: Fordham CP

Site Name: Existing employment allocation, land south of Snailwell Road

Site Ref: Site/11/17

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- ERD.E1(A-G) – these should all be for B1, B2 and B8.
- ERD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.

Current Status: **Site Allocation FRD.E1(g)**

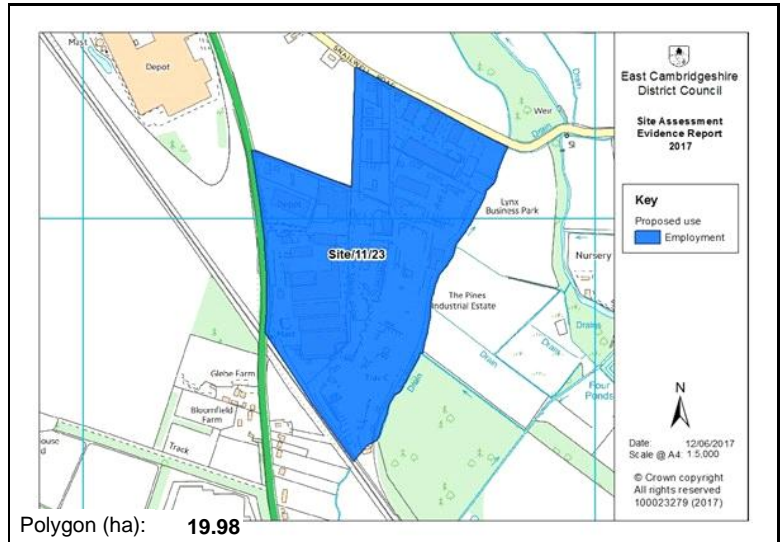
Parish: **Fordham CP**

Site Name: *Employment land at and adjoining Lynx Business Park*

Site Ref: **Site/11/23**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Preferred site
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing, developed parcel of employment land within the Fordham Employment Cluster. The site should be allocated for employment use to enable continued employment development of the site and to provide a logical boundary to the business park.



Site Information

Site Type:	Existing business park	ID:	355
Site Address:	Fordham Rd, Snailwell, Fordham, Newmarket CB8 7NY		
Settlement:	Fordham		
LP15 Allocation Ref:		Planning Perm. Ref:	
Site Description:	Existing developed employment site within Fordham Employment Cluster providing a range of employment uses including offices, logistics and a recycling centre.		
Brown/Greenfield:	Brownfield		
Known Constraints:			
Current Use:	Employment	Proposed Use:	Employment
Current Use info:			
Proposed Use info:			
Site Area Net (ha):	11.99	Site Area Gross (ha)	19.98
Indicative no. of dwellings:	a) Submitted / estimated		b) Recommended

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	96.35%	Flood Zone 2: 0.15%
Flood Zone 3a:	0.15%	Flood Zone 3b: 3.35%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-
Percent (%) of site area at risk (uFMfSW):		
30 Year:	0.37%	100 Year: 1.14%
1,000 Year:	6.91%	

Current Status: **Site Allocation FRD.E1(g)**

Parish: **Fordham CP**

Site Name: *Employment land at and adjoining Lynx Business Park*

Site Ref: **Site/11/23**

Site located in Internal Drainage Board Admin. area (Y/N):	No
Site located in area benefitting from defences (Y/N):	No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites		
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land		
5a.(i) Contaminated land professional assessment		
5b. Local road impact		
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		

6. Access to services

6a. Proximity to public transport		
6b. Proximity to medical services		
6c. Proximity to shops		
6d. Proximity to Primary School		
6e. Proximity to Secondary School		
6f.(i) Available primary school capacity		
6g.(i) Primary education impacts - professional assessment		
6f.(ii) Available secondary school capacity		
6g.(ii) Secondary education impacts - professional assessment		
6h. Proximity to employment sites		

7. Environmental impact

7a. Proximity to County Wildlife Sites		
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification		
7e. Public Rights of Way		
7e.(i) PROW comments		

Current Status: Site Allocation FRD.E1(g)

Parish: Fordham CP

Site Name: *Employment land at and adjoining Lynx Business Park*

Site Ref: Site/11/23

7f.(i) Conservation Area		
7f.(ii). Listed building		
7f.(iii) Scheduled Ancient Monument		
7f.(iv) Archaeological asset		
7g. Heritage / archaeology comments		
7h. Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs		

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

- Support need for HRA
- No objection, but if mineral is extracted, it should be put to sustainable use.
- The Transport Safeguarding Area and the Waste Consultation Area for the European Metal Recycling Railhead, Snailwell, designated by T2D of the M&W Local Plan is not identified / wrong respectively on the Policies Map – it should be added / corrected respectively. Policy Fordham6 should also refer to these designations.
- FRD.E1(A-G) – these should all be for B1, B2 and B8.
- FRD.E1 (D) - Object to the need for a concept plan
- Support reference to heritage and archaeology in the policy, but specific mention should be made of the scheduled ancient monument and listed buildings which are very nearby.

Current Status: **Rejected - not a site allocation**

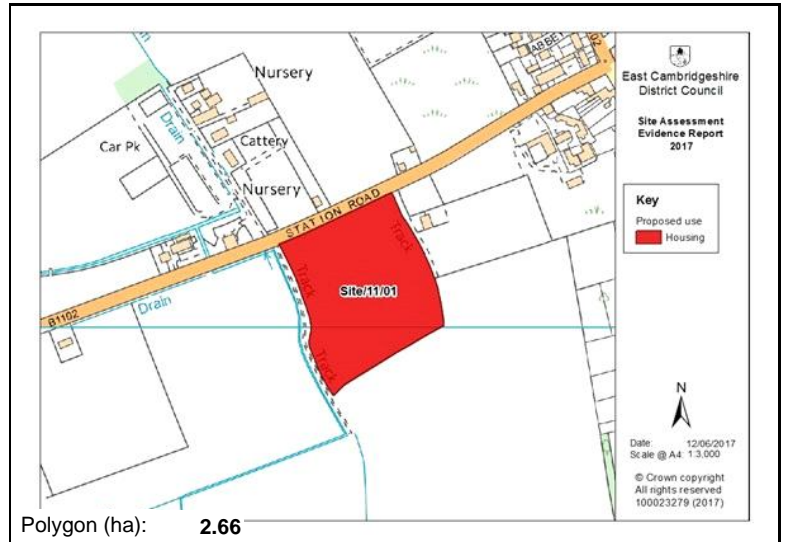
Parish: **Fordham CP**

Site Name: *Land south of Fordham Road, Fordham*

Site Ref: **Site/11/01**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Rejected
Date and time of site visit:
15:50 on 09 Aug 2016
Supersedes site submission(s)



Main findings and recommendations:
 The site is physically separate from the built area of the village, and development of the site would likely result in unacceptable visual impacts. Other more suitable sites are available closer to the village centre. The site was not favoured by the parish council. The site should therefore be rejected.

Site Information

Site Type:	New site submission (Form B)			ID:	23
Site Address:	Land south of Fordham Road, Fordham, Ely, Cambridgeshire				
Settlement:	Fordham				
LP15 Allocation Ref:		Planning Perm. Ref:			
Site Description:	Agriculture/horticulture land south of Fordham Road, Fordham, Ely, Cambridgeshire				
Brown/Greenfield:	Greenfield				
Known Constraints:	No known planning constraints, available, located near village amenities and transport links.				
Current Use:	Agriculture	Proposed Use:	Housing		
Current Use info:					
Proposed Use info:					
Site Area Net (ha):	5.03	Site Area Gross (ha):	6.71		
Indicative no. of dwellings:	a) Submitted / estimated	60	b) Recommended	0	

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A					
1c. Minerals and Waste assessment							
1c.(i) Site affected by M+W Policies							
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	100.00%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.00%
2b. Surface Water flood risk	Risk of Surface Water Flooding 0% (updated flood map for surface water (30yr))	A					
Percent (%) of site area at risk (uFMFSW):							
30 Year:	0.00%	100 Year:	0.00%	1,000 Year:	0.00%		

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Land south of Fordham Road, Fordham*

Site Ref: **Site/11/01**

Site located in Internal Drainage Board Admin. area (Y/N):	No
Site located in area benefitting from defences (Y/N):	No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 250m of contaminated land	B
5a.(i) Contaminated land professional assessment		
Factory 230m to E		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Station Road Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry		
The development proposals for this site would need to be accompanied by a Transport Statement, based on 60 units identified. This should follow CCC TA guidelines. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. These proposals total 1400 units in Fordham, therefore the development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 10 min walk (<800m)	B
6d. Proximity to Primary School	Less than 15 min walk (<1,200m)	C
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 10 min walk (<800m)	B
7. Environmental impact		
7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		

Current Status: Rejected - not a site allocation

Parish: Fordham CP

Site Name: Land south of Fordham Road, Fordham

Site Ref: Site/11/01

7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	C – Opportunities to connect to nearby PRoW within the site boundary	C
7e.(i) PROW comments		
FP 19 runs alongside the western boundary of the site - provide a connection from the southern end of the site to the footpath then links into the wider highway network		
7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
7f.(ii). Listed building	LB within 500.1 – 1000m of site	C
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
7g. Heritage / archaeology comments		
ECDC: No heritage impact		
CCC: MCB19367 - Gardens of Shrubland House, Fordham to the immediate N, MCB14463 - Gardens and park at Fordham Abbey 380m E; MCB14609 Flint scatter 350m SW. An archaeological condition is recommended to be placed on any planning consent granted for development on this plot. NGR 565380 270050		
7h. Visual Impact	Neutral/No impact on landscape/townscape or key views	C
Justification for score:		
No major view issues		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	No
Form E - Parish Council site ranking:	Fifth or more
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

•Site 11/01 – (promoter) site should be reassessed – recent permissions nearby demonstrate this site also suitable for up to 60 dwellings.

Current Status: **Rejected - not a site allocation**

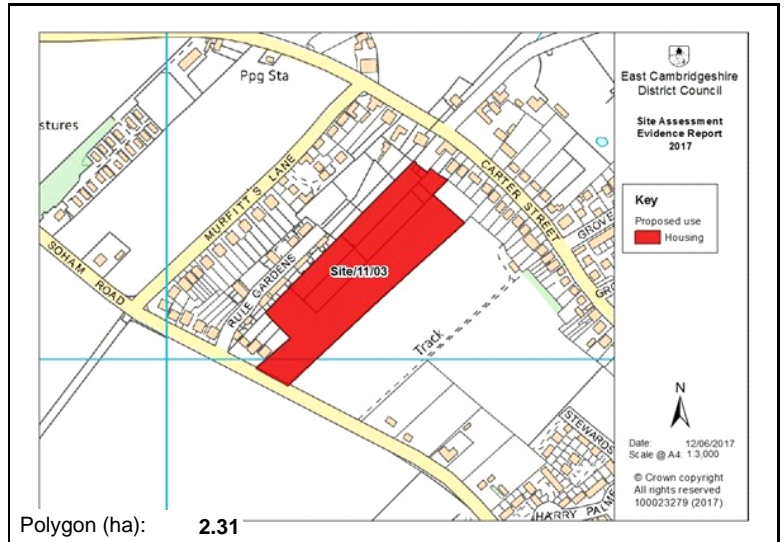
Parish: **Fordham CP**

Site Name: *Land off Soham Road*

Site Ref: **Site/11/03**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Has merit
Date and time of site visit:
16:30 09 Aug 2016
Supersedes site submission(s)
Main findings and recommendations:
The site should not be allocated as there are suitable sites available in closer proximity to village facilities and services. The proposal is for 100% community-led development and therefore has some merit.



Site Information

Site Type:	New site submission (Form B)		ID:	25
Site Address:	Land rear of 2-5 Soham Road			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Land rear of 2-5 Soham Road			
Brown/Greenfield:	Greenfield			
Known Constraints:	Site is owned by 7 members of the same family. We are looking at affordable homes, 1,2 and 3 bedroom homes to support the young in the village, as all our children have moved out of the village as cannot afford houses here.			
Current Use:	Agriculture	Proposed Use:	Housing	
Current Use info:	Paddocks/ploughed field			
Proposed Use info:				
Site Area Net (ha):	1.81	Site Area Gross (ha)	2.411926	
Indicative no. of dwellings:	a) Submitted / estimated	60	b) Recommended	0

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A					
1c. Minerals and Waste assessment							
1c.(i) Site affected by M+W Policies							
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	100.00%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-					
Percent (%) of site area at risk (uFMFSW):							

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Land off Soham Road*

Site Ref: **Site/11/03**

30 Year: 0.00% 100 Year: 0.00% 1,000 Year: 0.81%

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	2.01km - 5km from the site	B
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site located more than 250m from contaminated land	A
5a.(i) Contaminated land professional assessment		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Soham Road The development site should come forward with 11/04 + 11/13 the Highways Authority would seek one junction for all three sites Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry The development proposals for this site would need to be accompanied by a Transport Statement, based on 60 units identified. This should follow CCC TA guidelines. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. These proposals total 1400 units in Fordham, therefore the development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 10 min walk (<800m)	B
6d. Proximity to Primary School	Less than 15 min walk (<1,200m)	C
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Greater than 20 min walk (>1,600m)	E

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		

Current Status: Rejected - not a site allocation

Parish: Fordham CP

Site Name: Land off Soham Road

Site Ref: Site/11/03

7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	C – Opportunities to connect to nearby PRoW within the site boundary	C
7e.(i) PROW comments		
Provide an off road connection for pedestrians, cyclists and horse riders between Carter St and Murfitts Lane in the north of the site through site 11/04 and 11/13 to FP7 which connects to the site 11/13 in the south east corner		
7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
7g. Heritage / archaeology comments		
ECDC: Listed buildings to the north - consideration would need to be given to their setting		
CCC: Recommended pre-determination works to be supplied with any planning application for Local Plan allocation Soham Road, land r/o 2-5 in 2012. Advice upheld here NGR 562250 271120		
7h. Visual Impact	Detrimental impact on landscape/townscape or key views - visually intrusive	D
Justification for score:		
Important agricultural land creating setting for village.		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	Yes
Form E - Parish Council site ranking:	Second
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

•Site should be reassessed (detailed reasons given), for 45-60 dwellings

Current Status: Rejected - not a site allocation

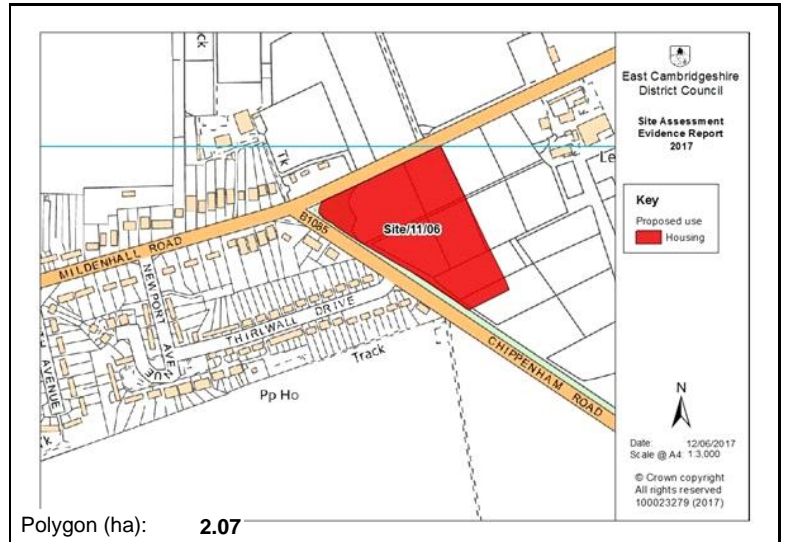
Parish: Fordham CP

Site Name: Land south of Mildenhall Road / East of Chippenham Road, Fordham

Site Ref: Site/11/06

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Rejected
Date and time of site visit:
14:55 09 August
Supersedes site submission(s)
Main findings and recommendations:
The site is located beyond the logical boundary to the village created by Chippenham Road. Other suitable sites are available closer to the village centre. The site should therefore be rejected.



Site Information

Site Type:	New site submission (Form B)		ID:	28
Site Address:	Land west of Leechmere Farm, 198 Mildenhall Road, Fordham, Ely, Cambs, CB7 5NT			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Land south of Mildenhall Road / East of Chippenham Road, Fordham			
Brown/Greenfield:	Greenfield			
Known Constraints:	Agent indicates that the site is well related to the settlement, being adjacent to the village boundary. The site was formerly in a part a sand and gravel pit. Access to the pit was on to Mildenhall Road via an existing dropped kerb. The site also has frontage to Chippenham Rd providing further access options.			
Current Use:	Agriculture	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	1.63	Site Area Gross (ha)	2.17	
Indicative no. of dwellings:	a) Submitted / estimated	50	b) Recommended	0

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A
1c. Minerals and Waste assessment		
1c.(i) Site affected by M+W Policies		
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-

Current Status: Rejected - not a site allocation

Parish: Fordham CP

Site Name: *Land south of Mildenhall Road / East of Chippenham Road, Fordham*

Site Ref: Site/11/06

Percent (%) of site area at risk (uFMFSW):

30 Year: 0.00% 100 Year: 0.00% 1,000 Year: 0.63%

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site located on contaminated land	E
5a.(i) Contaminated land professional assessment		
old quarry or pit		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Middenhall Road Has highway frontage Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry The development proposals for this site would need to be accompanied by a Transport Statement, based on 50 units identified. This should follow CCC TA guidelines. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. These proposals total 1400 units in Fordham, therefore the development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Greater than 20 min walk (>1,600m)	E
6d. Proximity to Primary School	Less than 15 min walk (<1,200m)	C
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Greater than 20 min walk (>1,600m)	E

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
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Current Status: Rejected - not a site allocation

Parish: Fordham CP

Site Name: *Land south of Mildenhall Road / East of Chippenham Road, Fordham*

Site Ref: Site/11/06

7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC3 or lower	C
7e. Public Rights of Way	C – Opportunities to connect to nearby PRoW within the site boundary	C
7e.(i) PROW comments		
Provide an off road link between connection between Mildenhall Rd and Chippenham Rd		
7f.(i) Conservation Area	CA within 1.01km – 2km of site	B
7f.(ii). Listed building	LB within 1.01km – 2km of site	B
7f.(iii) Scheduled Ancient Monument	SAM within 1.01km – 2km of site	B
7f.(iv) Archaeological asset	Archaeological assets within 500.1 – 1000m of site	C
7g. Heritage / archaeology comments		
ECDC: No heritage impact CCC: Surface finds of prehistoric lithics (MCB12158) and barrows (Bronze Age burial mounds) knownc. 650m to SE and SW of plot. An archaeological condition is recommended to be placed on any planning consent granted for development on this plot. NGR564600 270920		
7h. Visual Impact	Neutral/No impact on landscape/townscape or key views	C
Justification for score:		
No particular impact because site screened from roads.		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	Yes
Form E - Parish Council site ranking:	Fourth
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

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Current Status: **Rejected - not a site allocation**

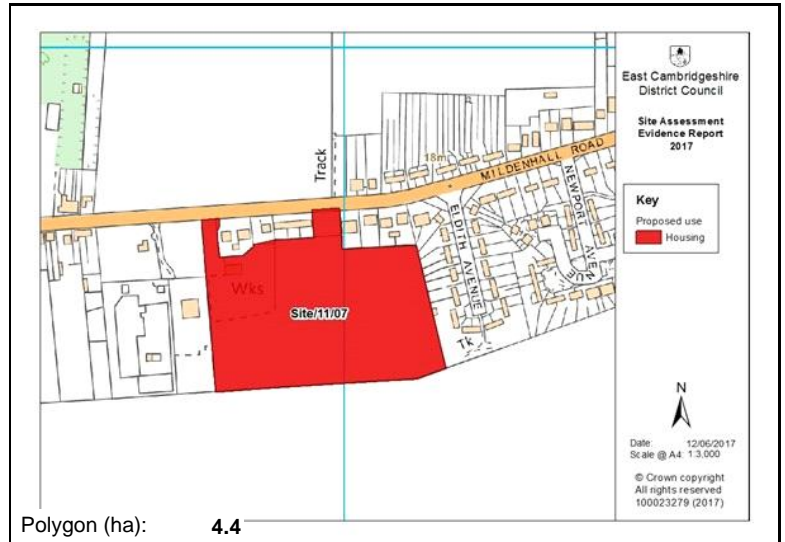
Parish: **Fordham CP**

Site Name: *Land south of Mildenhall Lane*

Site Ref: **Site/11/07**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Rejected
Date and time of site visit:
15:10 09 Aug 2016
Supersedes site submission(s)
Main findings and recommendations:
The site should be rejected due to high impact on landscape and because the proposal would result in the loss of employment land.



Site Information

Site Type:	New site submission (Form B)			ID:	29
Site Address:	Mildenhall Lane, Fordham				
Settlement:	Fordham				
LP15 Allocation Ref:		Planning Perm. Ref:			
Site Description:	Land south of Mildenhall Lane				
Brown/Greenfield:	Mixed				
Known Constraints:					
Current Use:	Mixed use	Proposed Use:	Housing		
Current Use info:	Partly agricultural, partly haulage yard				
Proposed Use info:					
Site Area Net (ha):	3.30	Site Area Gross (ha):	4.4		
Indicative no. of dwellings:	a) Submitted / estimated	120	b) Recommended	0	

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A					
1c. Minerals and Waste assessment							
This site lies within the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). The overarching policy is CS26 Mineral Safeguarding Areas which sets out criteria which must be met in order for development to be permitted. However, in this instance the proposed site is in close proximity to existing development and the mineral resource is an isolated area. It is unlikely to be an economic resource therefore no objections would be raised in this context to this site being allocated.							
1c.(i) Site affected by M+W Policies	CS26						
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	100.00%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-					
Percent (%) of site area at risk (uFMfSW):							

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Land south of Mildenhall Lane*

Site Ref: **Site/11/07**

30 Year: 0.00% 100 Year: 0.00% 1,000 Year: 1.68%

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site located on contaminated land	E
5a.(i) Contaminated land professional assessment		
Works on site		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Carter Street Potential Inver-vehicle Visibility Issues 40mph road speed limit Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. These proposals total 1400 units in Fordham, therefore the development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 15 min walk (<1,200m)	C
6d. Proximity to Primary School	Less than 10 min walk (<800m)	B
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 20 min walk (<1,600m)	D

7. Environmental impact

Current Status: Rejected - not a site allocation

Parish: Fordham CP

Site Name: *Land south of Mildenhall Lane*

Site Ref: Site/11/07

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	E – No PRoW connection opportunities	E
7e.(i) PROW comments		
7f.(i) Conservation Area	CA within 500m of site	D
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM within 1.01km – 2km of site	B
7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
7g. Heritage / archaeology comments		
ECDC: No heritage impact		
CCC: Roman settlement remains and prehistoric finds and a barrow lie to the SW, S and SE, while immediately E, Roman and medieval finds were recovered when metal detecting in a garden (MCB 13536-7). Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application. NGR 563970 270700.		
7h. Visual Impact	Detrimental impact on landscape/townscape or key views - visually intrusive	D
Justification for score:		
Good views from road across site to open countryside.		
Additional criterion 7i. TPOs	TPO tree on site	C

Parish Council support and rank

Does Parish Council support this site?	No
Form E - Parish Council site ranking:	Fifth or more
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

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Current Status: **Rejected - not a site allocation**

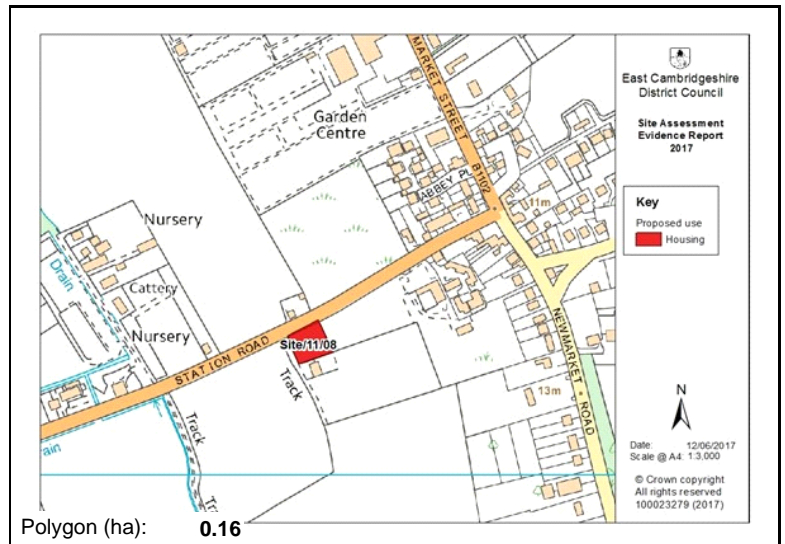
Parish: **Fordham CP**

Site Name: *Land adjoining 19 Station Road, Fordham,*

Site Ref: **Site/11/08**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Rejected
Date and time of site visit:
15:40 on 09 Aug 2016
Supersedes site submission(s)
Main findings and recommendations:
The site is below the minimum size threshold (site capacity fewer than 10 units) and therefore should be rejected.



Site Information

Site Type:	New site submission (Form B)		ID:	50
Site Address:	Land adjoining 19 Station Road, Fordham, Ely, Cambridgeshire, CB7 5LW			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Garden land adjoining 19 Station Road, Fordham,			
Brown/Greenfield:	Greenfield			
Known Constraints:	No known constraints. Site below size threshold - cannot accommodate sufficient dwellings.			
Current Use:	Housing	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	0.08	Site Area Gross (ha):	0.08	
Indicative no. of dwellings:	a) Submitted / estimated	3	b) Recommended	0

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability							
1c. Minerals and Waste assessment							
1c.(i) Site affected by M+W Policies							
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	100.00%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.00%
2b. Surface Water flood risk	Risk of Surface Water Flooding 0% (updated flood map for surface water (30yr))	A					
Percent (%) of site area at risk (uFMFSW):							
30 Year:	0.00%	100 Year:	0.00%	1,000 Year:	0.00%		

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Land adjoining 19 Station Road, Fordham,*

Site Ref: **Site/11/08**

Site located in Internal Drainage Board Admin. area (Y/N):	No
Site located in area benefitting from defences (Y/N):	No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 250m of contaminated land	B
5a.(i) Contaminated land professional assessment		
Factory or 223m to NE		
5b. Local road impact	No objections with minor mitigation measures	A
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Station Road Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry This site is below the threshold where an assessment is required.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 10 min walk (<800m)	B
6d. Proximity to Primary School	Less than 15 min walk (<1,200m)	C
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 15 min walk (<1,200m)	C

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	C – Opportunities to connect to nearby PRoW within the site boundary	C
7e.(i) PROW comments		

Current Status: Rejected - not a site allocation

Parish: Fordham CP

Site Name: *Land adjoining 19 Station Road, Fordham,*

Site Ref: **Site/11/08**

Provide a connection between sites 11/01 and 11/02

7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
7f.(ii) Listed building	LB within 500.1 – 1000m of site	C
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D

7g. Heritage / archaeology comments

ECDC: No heritage impact

CCC: Advised a planning condition for this proposal area when consulted for Local Plan allocation proposed in 2012 for Station Road, land at 5

7h. Visual Impact	Detrimental impact on landscape/townscape or key views - visually intrusive	D
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Justification for score:

Alone, this site would harm views of countryside.

Additional criterion 7i. TPOs	No TPO within 15m of the site	A
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Parish Council support and rank

Does Parish Council support this site?	No
Form E - Parish Council site ranking:	Fifth or more
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

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Current Status: **Rejected - not a site allocation**

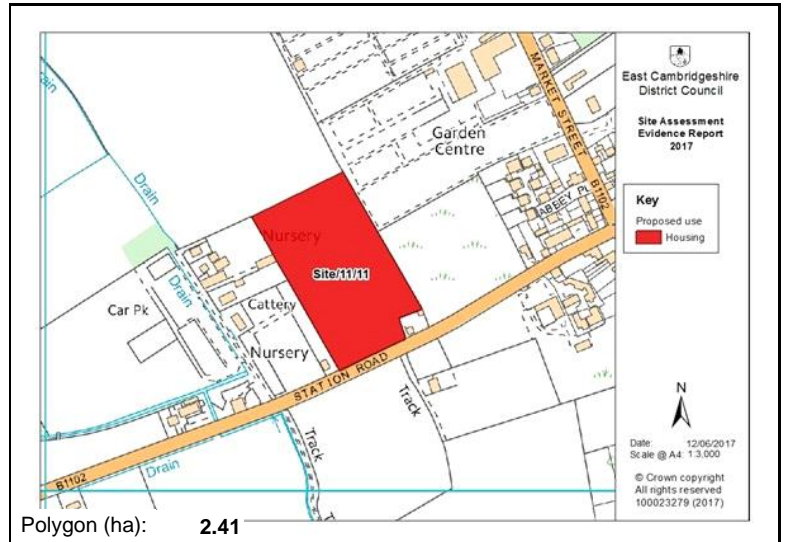
Parish: **Fordham CP**

Site Name: *Station Road, Fordham*

Site Ref: **Site/11/11**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Rejected
Date and time of site visit:
15:55 on 09 Aug 2016
Supersedes site submission(s)
Main findings and recommendations:
The site is rejected as the proposal forms part of the open countryside and is not well related to the existing settlement.



Site Information

Site Type:	New site submission (Form B)		ID:	53
Site Address:	Station Road, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Agricultural land at Station Road, Fordham			
Brown/Greenfield:	Greenfield			
Known Constraints:				
Current Use:	Agriculture	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	1.80	Site Area Gross (ha)	2.4	
Indicative no. of dwellings:	a) Submitted / estimated	100	b) Recommended	0

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A					
1c. Minerals and Waste assessment							
1c.(i) Site affected by M+W Policies							
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	100.00%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-					
Percent (%) of site area at risk (uFMFSW):							
30 Year:	0.00%	100 Year:	0.00%	1,000 Year:	6.15%		

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Station Road, Fordham*

Site Ref: **Site/11/11**

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 250m of contaminated land	B
5a.(i) Contaminated land professional assessment		
old factory site 166m to E		
5b. Local road impact	No objections with minor mitigation measures	A
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Station Road Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry		
A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. These proposals total 1400 units in Fordham, therefore the development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 10 min walk (<800m)	B
6d. Proximity to Primary School	Less than 15 min walk (<1,200m)	C
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 15 min walk (<1,200m)	C
7. Environmental impact		
7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Station Road, Fordham*

Site Ref: **Site/11/11**

7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	E – No PRoW connection opportunities	E
7e.(i) PROW comments		
7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
7f.(ii) Listed building	LB within 500.1 – 1000m of site	C
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets on-site	E
7g. Heritage / archaeology comments		
ECDC: No heritage impact		
CCC: Within former gardens of Shrubland House (MCB19367). MCB13841 Lithic implement found in central part of proposal area. Numerous excavation areas along Fordham by-pass directly W (350m) of the area revealed prehistoric occupation and burial evidence (eg MCBs MCB16949, MCB15001, MCB15000, MCB16950. Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application. NGR 562330 270260.		
7h. Visual Impact	Neutral/No impact on landscape/townscape or key views	C
Justification for score:		
No real views on site due to tree belt along Station Road.		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	No
Form E - Parish Council site ranking:	Fifth or more
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

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Current Status: **Rejected - not a site allocation**

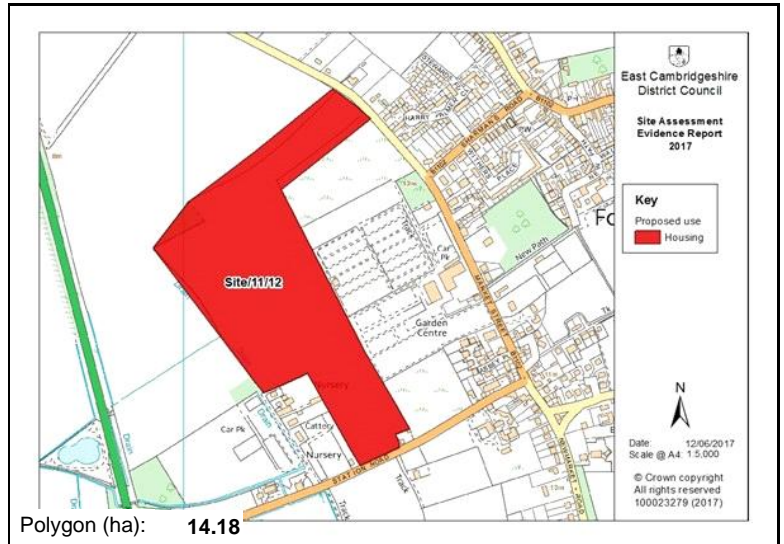
Parish: **Fordham CP**

Site Name: *Station Road, Fordham*

Site Ref: **Site/11/12**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Rejected
Date and time of site visit:
16:30 on 09 Aug 2016
Supersedes site submission(s)



Main findings and recommendations:
 The site should be rejected on the basis that development of the site would be an intrusion into the countryside and could cause harm to the setting of the village.

Site Information

Site Type:	New site submission (Form B)			ID:	54
Site Address:	Station Road, Fordham				
Settlement:	Fordham				
LP15 Allocation Ref:		Planning Perm. Ref:			
Site Description:	Agricultural land at Station Road, Fordham				
Brown/Greenfield:	Greenfield				
Known Constraints:					
Current Use:	Agriculture	Proposed Use:	Housing		
Current Use info:					
Proposed Use info:					
Site Area Net (ha):	7.80	Site Area Gross (ha):	13		
Indicative no. of dwellings:	a) Submitted / estimated	400	b) Recommended	0	

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A					
1c. Minerals and Waste assessment							
1c.(i) Site affected by M+W Policies							
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	100.00%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.00%
2b. Surface Water flood risk	Proportion of site at some risk of surface water flooding (30yr) - refer to SFRA	-					
Percent (%) of site area at risk (uFMFSW):							
30 Year:	0.00%	100 Year:	0.03%	1,000 Year:	2.00%		

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Station Road, Fordham*

Site Ref: **Site/11/12**

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 250m of contaminated land	B
5a.(i) Contaminated land professional assessment		
old factory site 166m to E		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
NO CLEAR INTERNAL SITE BOUNDARY COMMENTS & SCORE BASED ON ASSUMED LAYOUT Access to site via Market Street Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. These proposals total 1400 units in Fordham, therefore the development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 5 min walk (<400m)	A
6d. Proximity to Primary School	Less than 15 min walk (<1,200m)	C
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Less than 15 min walk (<1,200m)	C

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Station Road, Fordham*

Site Ref: **Site/11/12**

7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	C – Opportunities to connect to nearby PRoW within the site boundary	C
7e.(i) PROW comments		
Provide an off road connection for pedestrians, cyclists and horse riders between the B1102 and Station Road		
7f.(i) Conservation Area	CA within 500.1 – 1000m of site	C
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets on-site	E
7g. Heritage / archaeology comments		
ECDC: No heritage impact		
CCC: Within former gardens of Shrubland House (MCB19367). MCB13841 Lithic implement found in central part of proposal area. Numerous excavation areas along Fordham by-pass directly W (350m) of the area revealed prehistoric occupation and burial evidence (eg MCBs MCB16949, MCB15001, MCB15000, MCB16950. Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application. NGR 562330 270260.		
7h. Visual Impact	Detrimental impact on landscape/townscape or key views - visually intrusive	D
Justification for score:		
Clearly part of open countryside, with development causing harm to village setting.		
Additional criterion 7i. TPOs	TPO tree on site	C

Parish Council support and rank

Does Parish Council support this site?	No
Form E - Parish Council site ranking:	Fifth or more
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

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Current Status: **Rejected - not a site allocation**

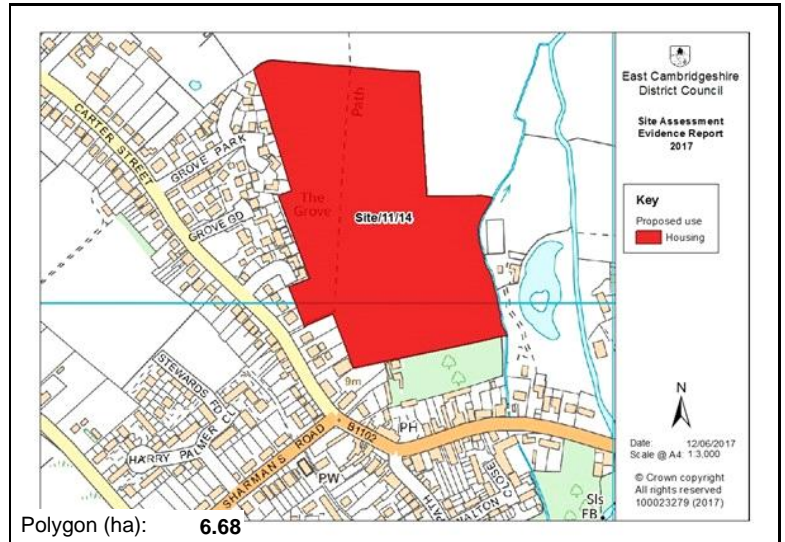
Parish: **Fordham CP**

Site Name: *Land off Grove Park, Fordham*

Site Ref: **Site/11/14**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Rejected
Date and time of site visit:
16:15 on 09 Aug 2016
Supersedes site submission(s)
Main findings and recommendations:
The site should be rejected on the basis that adequate site access is unlikely to be achievable. The site is not well related to the existing built form / townscape.



Site Information

Site Type:	New site submission (Form B)		ID:	278
Site Address:	Land off Grove Park, Carter Street, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	Agricultural land off Grove Park, Fordham			
Brown/Greenfield:	Greenfield			
Known Constraints:	The site will also include areas set aside as green infrastructure that will provide natural play areas for both adults and children based on Discovery Play principles. These areas will also provide an opportunity to significantly increase local biodiversity, which is an integral part of the Discovery Play Concept. We will also set aside an additional area of 0.3 hectares for some form of community use.			
Current Use:	Agriculture	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	4.88	Site Area Gross (ha)	6.5	
Indicative no. of dwellings:	a) Submitted / estimated	200	b) Recommended	0

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A					
1c. Minerals and Waste assessment							
1c.(i) Site affected by M+W Policies							
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	91.17%	Flood Zone 2:	2.40%	Flood Zone 3a:	6.44%	Flood Zone 3b:	0.00%
2b. Surface Water flood risk	Risk of Surface Water Flooding 0% (updated flood map for surface water (30yr))	A					

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Land off Grove Park, Fordham*

Site Ref: **Site/11/14**

Percent (%) of site area at risk (uFMFSW):

30 Year: 0.05% 100 Year: 0.14% 1,000 Year: 0.30%

Site located in Internal Drainage Board Admin. area (Y/N): Yes

Site located in area benefitting from defences (Y/N): Yes

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 250m of contaminated land	B
5a.(i) Contaminated land professional assessment		
old road haulage depot site 108m to S.		
5b. Local road impact	Insurmountable safety issues that cannot be secured in accordance with CIL regulations	E
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Does not have a frontage with adopted public highway therefore no access is possible with adopted highway		
A Transport Assessment (TA) and Travel Plan would need to accompany the development proposals for this site. This would need to follow the guidance from CCC TA guidelines; particularly the need to demonstrate that the site can provide adequate mitigation measures and assess and improve connectivity within Fordham. The site will also need to refer to relevant local CCC transport policy documents and schemes identified by CCC as a requirement for the local area. These proposals total 1400 units in Fordham, therefore the development will need to undertake a cumulative impact assessment as part of the development proposals. Individually these sites may not incur severe impact within Fordham and the surrounding road network provided adequate mitigation is delivered, however CCC is concerned that by combining the impact of all identified sites in Fordham the cumulative impact could be significant, especially on A142 junctions and the A142/A14 junction.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 5 min walk (<400m)	A
6d. Proximity to Primary School	Less than 10 min walk (<800m)	B
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Greater than 20 min walk (>1,600m)	E

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
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Current Status: Rejected - not a site allocation

Parish: Fordham CP

Site Name: *Land off Grove Park, Fordham*

Site Ref: **Site/11/14**

7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC2 or lower	D
7e. Public Rights of Way	C – Opportunities to connect to nearby PRoW within the site boundary	C
7e.(i) PROW comments		
FP 4 runs from the B1102 across the site and provides an off road link to Fordham Moor Road. The FP will probably need diverting to a more appropriate alignment to allow for development and consider upgrading to cycle track or bridleway to allow for use by cyclists/horse riders in addition to pedestrians.		
7f.(i) Conservation Area	CA within 500m of site	D
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
7g. Heritage / archaeology comments		
ECDC: Listed buildings to the west and south - probably limited impact on heritage		
CCC: Proposal area located to W of braided River Snail channels in known prehistoric occupation zone; e.g. Mesolithic Thames Pick (flint axe) 80m to E, MCB9115: Neolithic axe, east of River Snail, MCB9114 Mesolithic flints c. 150m E. Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application. NGR 562720 271100		
7h. Visual Impact	Detrimental impact on landscape/townscape or key views - visually intrusive	D
Justification for score:		
Some impact, though not an overly public area.		
Additional criterion 7i. TPOs	TPO tree on site	C

Parish Council support and rank

Does Parish Council support this site?	No
Form E - Parish Council site ranking:	Fifth or more
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

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Current Status: **Rejected - not a site allocation**

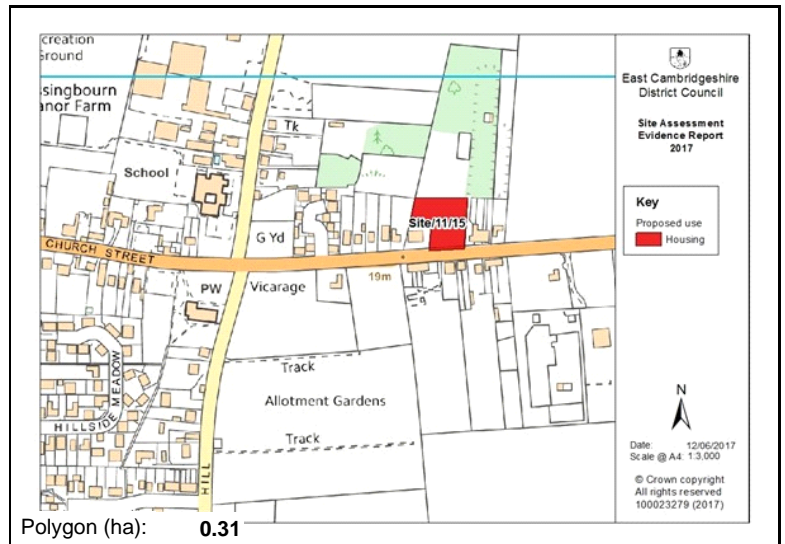
Parish: **Fordham CP**

Site Name: *Existing housing allocation, land between 37 and 55 Mildenhall Road*

Site Ref: **Site/11/15**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Rejected
Date and time of site visit:
Supersedes site submission(s)
Main findings and recommendations:
The site is an existing Local Plan allocation. However, its capacity is below the threshold (of 10 units) and should therefore be rejected.



Site Information

Site Type:	Local Plan 2015 allocated site		ID:	213
Site Address:	Land between 37 and 55 Mildenhall Road, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:	FRD2	Planning Perm. Ref:		
Site Description:	Existing housing allocation, land between 37 and 55 Mildenhall Road			
Brown/Greenfield:	Greenfield			
Known Constraints:				
Current Use:	Agriculture	Proposed Use:	Housing	
Current Use info:				
Proposed Use info:				
Site Area Net (ha):	0.30	Site Area Gross (ha)	0.3	
Indicative no. of dwellings:	a) Submitted / estimated	11	b) Recommended	0

Major Criteria

1a. Settlement Hierarchy	Large Village	B
1b. Site Availability		
1c. Minerals and Waste assessment		
This site lies within the Mineral Safeguarding Area for Sand and Gravel, designated by the adopted Cambridgeshire and Peterborough Core Strategy and shown on Proposals Map C (2011). The overarching policy is CS26 Mineral Safeguarding Areas which sets out criteria which must be met in order for development to be permitted. However, in this instance the proposed site is in close proximity to existing development. It is unlikely to be an economic resource therefore no objections would be raised in this context to this site being allocated.		
1c.(i) Site affected by M+W Policies	CS26	
1c.(ii) Site affected by M+W Allocations		
2a. Flood zone	>50% of site area in Zone 1	A
Percent (%) of site area at risk (SFRA Level 1 screening):		
Flood Zone 1:	100.00%	Flood Zone 2: 0.00%
Flood Zone 3a:	0.00%	Flood Zone 3b: 0.00%
2b. Surface Water flood risk	Risk of Surface Water Flooding 0% (updated flood map for surface water (30yr))	A
Percent (%) of site area at risk (uFMfSW):		

Current Status: Rejected - not a site allocation

Parish: Fordham CP

Site Name: *Existing housing allocation, land between 37 and 55 Mildenhall Road*

Site Ref: Site/11/15

30 Year: 0.00% 100 Year: 0.00% 1,000 Year: 0.00%

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
5a.(i) Contaminated land professional assessment		
Pit 41m toSW, 71m to N.		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Access to site via Station Road Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry This site is below the threshold where an assessment is required.		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 10 min walk (<800m)	B
6d. Proximity to Primary School	Less than 5 min walk (<400m)	A
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in some years	B
6g.(i) Primary education impacts - professional assessment		
The school is being expanded in size from 1FE to 2FE (210 places to 420 places) This is in part to meet an existing need but also in anticipation of a certain level of further housing development in the village		
6f.(ii) Available secondary school capacity	Limited capacity	C
6g.(ii) Secondary education impacts - professional assessment		
The College could be expanded by a further 3 forms of entry (450 places 11-16) on its current site. Using standard child yield multipliers for secondary age children this would equate to the impact of 1,800 new houses in the catchment area.		
6h. Proximity to employment sites	Greater than 20 min walk (>1,600m)	E

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC3 or lower	C
7e. Public Rights of Way	E – No PRoW connection opportunities	E
7e.(i) PROW comments		

Current Status: Rejected - not a site allocation

Parish: Fordham CP

Site Name: *Existing housing allocation, land between 37 and 55 Mildenhall Road*

Site Ref: Site/11/15

7f.(i) Conservation Area	CA within 500m of site	D
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset	Archaeological assets within 500m of site	D
7g. Heritage / archaeology comments		
ECDC: Already allocated - same issues as before		
CCC: Iron Age inhumations found to immediate N of plot (MCB9112) . Relatively small plot, but heightened sensitivity owing to burials to N and Bronze Age find 80m to S (MCB9351).. Requires pre-determination fieldwork to enable evidence base to be supplied with any planning application. NGR 563640 270825		
7h. Visual Impact		
Justification for score:		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

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Current Status: **Rejected - not a site allocation**

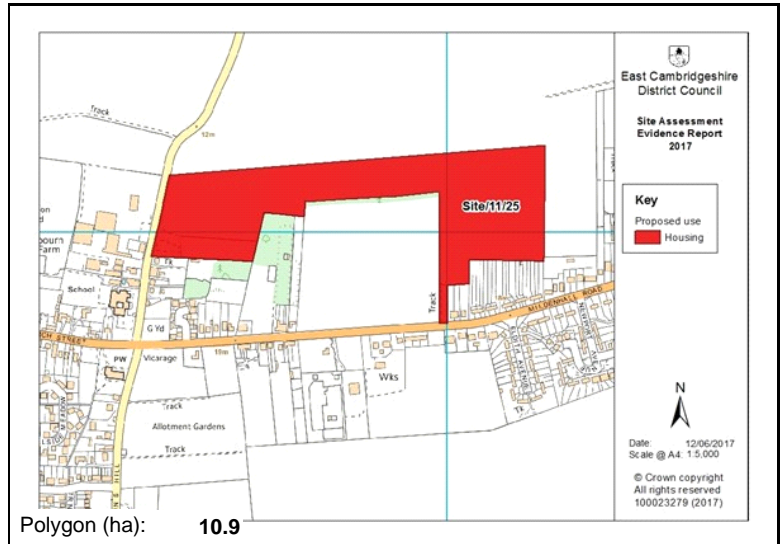
Parish: **Fordham CP**

Site Name: *Land to the East of Isleham Road*

Site Ref: **Site/11/25**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Rejected
Date and time of site visit:
12:00 12 May 2017
Supersedes site submission(s)
Main findings and recommendations:
The site does not relate well to the built form of the village. It is located in the open countryside and would likely be visually intrusive, resulting in adverse harm to the landscape.



Site Information

Site Type:	FDLP Additional Site Suggestion Jan-Feb'17			ID:	394
Site Address:	Isleham Road, Fordham				
Settlement:	Fordham				
LP15 Allocation Ref:		Planning Perm. Ref:			
Site Description:	Site currently in agricultural use, proposed for housing development.				
Brown/Greenfield:	Greenfield				
Known Constraints:	Submission indicates site could deliver approximately 150 dwellings, on a net developable area of 6.10ha (60% of total site area).				
Current Use:	Agriculture	Proposed Use:	Housing		
Current Use info:					
Proposed Use info:					
Site Area Net (ha):	6.10	Site Area Gross (ha)	10.2		
Indicative no. of dwellings:	a) Submitted / estimated	150	b) Recommended	0	

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A					
1c. Minerals and Waste assessment							
1c.(i) Site affected by M+W Policies							
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	100.00%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.00%
2b. Surface Water flood risk	Risk of Surface Water Flooding 0% (updated flood map for surface water (30yr))	A					
Percent (%) of site area at risk (uFMfSW):							
30 Year:	0.00%	100 Year:	0.00%	1,000 Year:	1.05%		

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Land to the East of Isleham Road*

Site Ref: **Site/11/25**

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	501m - 2km from the site	C
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 250m of contaminated land	B
5a.(i) Contaminated land professional assessment		
Pit 180m to S. Graveyard on boundary		
5b. Local road impact	No objections subject to reasonable mitigation measures in accordance with CIL regulations	C
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry. Access on to B1102 must make provision for cycleway visibility		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 10 min walk (<800m)	B
6d. Proximity to Primary School	Less than 5 min walk (<400m)	A
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in every year	A
6g.(i) Primary education impacts - professional assessment		
The CCC forward funded the expansion of the primary school in expectation of future housing development. The impact of the addition of these further two sites could be accommodated in the recently expanded primary school.		
6f.(ii) Available secondary school capacity	No spare places but room for expansion	D
6g.(ii) Secondary education impacts - professional assessment		
The combined effect of the call for additional sites is to require a further 3.3FE of additional secondary school places (500 places) Coupled with the impacts of sites identified in the earlier round the total number of places required cannot be delivered at Soham VC which already operates at (FE (1350 places) on its current site. Coupled with higher levels of growth elsewhere it would be the County Council's intention to conduct a district wide review of secondary school provision on adoption of the new local plan. A strategic review would need to include the need for a further new secondary school (and site) within East Cambs as a potential option		
6h. Proximity to employment sites	Greater than 20 min walk (>1,600m)	E

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		
7d. Agricultural land classification	All or part of site intersected by ALC3 or lower	C

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Land to the East of Isleham Road*

Site Ref: **Site/11/25**

7e. Public Rights of Way	C – Opportunities to connect to nearby PRoW within the site boundary	C
7e.(i) PROW comments		
Provide a new Public Right of Way across the site to provide a safe off road link between Mildenhall Rd and Isleham Rd.		
7f.(i) Conservation Area	CA within 500m of site	D
7f.(ii) Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM within 1.01km – 2km of site	B
7f.(iv) Archaeological asset		
7g. Heritage / archaeology comments		
ECDC - Listed building immediately opposite on Isleham Road and to the south. Site would wrap around the back of an existing gap in the street frontage and would be at odds with the built form of the area. Dependant on access points, potential to impact the setting of the listed buildings		
HE - Whilst there are no designated heritage assets within the site boundary there is a grade II listed farmhouse opposite the site on the Isleham Road. Any development therefore has the potential to impact on this designated heritage asset. The site lies to the north of the village extending significantly in to the countryside and would inevitably alter the character of the settlement at this approach to the village. In any event, it is important that any development of this site will need to preserve the listed building and its setting. Should the site be allocated, this requirement should be included in the policy and supporting text of the Plan.		
7h. Visual Impact	Significant harm to landscape/townscape or key views - severe visual intrusion	E
Justification for score:		
Significant harm to landscape and agricultural setting of Fordham.		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	No
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	(c) not add this site to the Local Plan

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

This site submission was received during consultation on the Further Draft Local Plan. Consequently, it was not published for public consultation.

Current Status: **Rejected - not a site allocation**

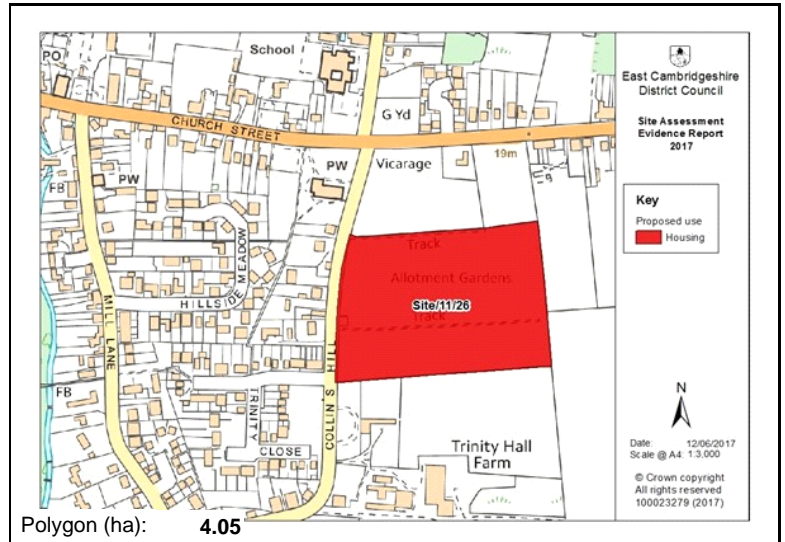
Parish: **Fordham CP**

Site Name: *Allotment Gardens, Collin's Hill*

Site Ref: **Site/11/26**

Summary of Findings and Recommendations

Overall recommendation from site assessment:
Rejected
Date and time of site visit:
11:30 12 May 2017
Supersedes site submission(s)



Main findings and recommendations:

The site is currently in use as allotments; development would result in the loss of this community facility. The proposal does include the provision of allotments elsewhere, in the village, but this may be less preferable than retaining the allotments in situ (and does not compensate for the effort and resource gardeners have committed to their existing plots). Other suitable sites are available elsewhere in the village.

Site Information

Site Type:	FDLP Additional Site Suggestion Jan-Feb'17		ID:	395
Site Address:	Allotment Gardens, Collin's Hill, Fordham			
Settlement:	Fordham			
LP15 Allocation Ref:		Planning Perm. Ref:		
Site Description:	The site is currently in use as allotments. The proposal is for housing development of the site, with re-provision of allotments on land elsewhere in Fordham on land within the same ownership. The site adjoins additional land within the Diocese of Ely's ownership which forms part of draft site allocation FRD.H1. This proposal seeks to extend the allocation southward.			
Brown/Greenfield:	Greenfield			
Known Constraints:	Submission indicates site could deliver 20-30 dwellings **Net site area estimated**			
Current Use:	Community facility	Proposed Use:	Housing	
Current Use info:	Allotment gardens			
Proposed Use info:	Housing development, with the re-provision of allotments elsewhere in Fordham.			
Site Area Net (ha):	3.00	Site Area Gross (ha)	4	
Indicative no. of dwellings:	a) Submitted / estimated	30	b) Recommended	0

Major Criteria

1a. Settlement Hierarchy	Large Village	B					
1b. Site Availability	Available for devt in short term (0-5 yrs 2016-22)	A					
1c. Minerals and Waste assessment							
1c.(i) Site affected by M+W Policies							
1c.(ii) Site affected by M+W Allocations							
2a. Flood zone	>50% of site area in Zone 1	A					
Percent (%) of site area at risk (SFRA Level 1 screening):							
Flood Zone 1:	100.00%	Flood Zone 2:	0.00%	Flood Zone 3a:	0.00%	Flood Zone 3b:	0.00%
2b. Surface Water flood risk	Risk of Surface Water Flooding 0% (updated flood map for surface water (30yr))		A				

Current Status: **Rejected - not a site allocation**

Parish: **Fordham CP**

Site Name: *Allotment Gardens, Collin's Hill*

Site Ref: **Site/11/26**

Percent (%) of site area at risk (uFMFSW):

30 Year: 0.00% 100 Year: 0.00% 1,000 Year: 0.63%

Site located in Internal Drainage Board Admin. area (Y/N): No

Site located in area benefitting from defences (Y/N): No

3. Proximity to Hazardous Installation	Site does not intersect Inner Zone	A
4a. Proximity to internationally / nationally important wildlife sites	Within 500m of site	D
4b. European and nationally important wildlife sites - professional assessment		

Minor Criteria

5. Site Suitability

5a. Proximity to contaminated land	Site within 50m of contaminated land	D
5a.(i) Contaminated land professional assessment		
Old pit/quarry on N boundary		
5b. Local road impact	No objections with Moderate mitigation measures	B
5c. Strategic Road Network impact		
5d. Transport impacts - professional assessment		
Subject to the applicant being able to demonstrate that they can provide adequate visibility and junction geometry		

6. Access to services

6a. Proximity to public transport	Less than 5 min walk (<400m)	A
6b. Proximity to medical services	Greater than 20 min walk (>1,600m)	E
6c. Proximity to shops	Less than 10 min walk (<800m)	B
6d. Proximity to Primary School	Less than 5 min walk (<400m)	A
6e. Proximity to Secondary School	Greater than 20 min walk (>1,600m)	E
6f.(i) Available primary school capacity	Spare capacity in every year	A
6g.(i) Primary education impacts - professional assessment		
The CCC forward funded the expansion of the primary school in expectation fo future housing developmemnt. The impact of the addition of these further two sites could be accommodated in the recently expanded primary school.		
6f.(ii) Available secondary school capacity	No spare places but room for expansion	D
6g.(ii) Secondary education impacts - professional assessment		
The combined effect of the call for additional sites is to require a further 3.3FE of additional secondary school places (500 places) Coupled wiith the impacts of sites identified in the earlier round the total number of places required cannot be delivered at Soham VC which already operates at (FE (1350 places) on its current site. Coupled with higher levels of growth elsewhere it would be the County Council's intention to conduct a district wide review of secondary school provision on adoption of the new local plan.. A strategic review would need to include the need for a further new secondary school (and site) within East Cambs as a potential option		
6h. Proximity to employment sites	Less than 20 min walk (<1,600m)	D

7. Environmental impact

7a. Proximity to County Wildlife Sites	CWS within 1.01km – 2km of site	B
7b. County Wildlife Sites - Professional assessment		
7c. Groundwater PZ and aquifers		

Current Status: Rejected - not a site allocation

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Site Name: Allotment Gardens, Collin's Hill

Site Ref: Site/11/26

7d. Agricultural land classification	All or part of site intersected by ALC3 or lower	C
7e. Public Rights of Way	E – No PRoW connection opportunities	E
7e.(i) PROW comments		
7f.(i) Conservation Area	CA within 500m of site	D
7f.(ii). Listed building	LB within 500m of site	D
7f.(iii) Scheduled Ancient Monument	SAM more than 2km from site	A
7f.(iv) Archaeological asset		
7g. Heritage / archaeology comments		
<p>ECDC - Conservation area and several listed buildings to the northwest, potential to have considerable impact on the wider setting, particularly in relation to the church.</p> <p>HE - Whilst there are no designated heritage assets within the site boundary there is the grade I parish church of St Peter and the conservation area close to the site. Any development therefore has the potential to impact on these designated heritage assets. The site lies to the east of the village and would inevitably alter the setting of the Church to the south east which currently is open fields and allotments. Further assessment of potential impacts is necessary and any site allocation will need to be justified in terms of its heritage impacts. As with the allocated site to the north of this potential site, we would prefer that this site is not brought forward for development. If however, the site continues to be brought forward through the Plan, we suggest that specific mention is made of the conservation area and listed buildings and the need to conserve and where opportunities arise enhance the conservation area, listed buildings and their settings in the Policy. Development would need to be of high quality design.</p>		
7h. Visual Impact	Neutral/No impact on landscape/townscape or key views	C
Justification for score:		
Likely neutral. Subject to church (listed building). No real harm to town or landscape.		
Additional criterion 7i. TPOs	No TPO within 15m of the site	A

Parish Council support and rank

Does Parish Council support this site?	No
Form E - Parish Council site ranking:	
Form G - Parish Council's view:	(c) not add this site to the Local Plan

FDLP Consultation (Jan-Feb '17) - Summary of comments received

Summary of main issues raised during public consultation:

This site submission was received during consultation on the Further Draft Local Plan. Consequently, it was not published for public consultation.