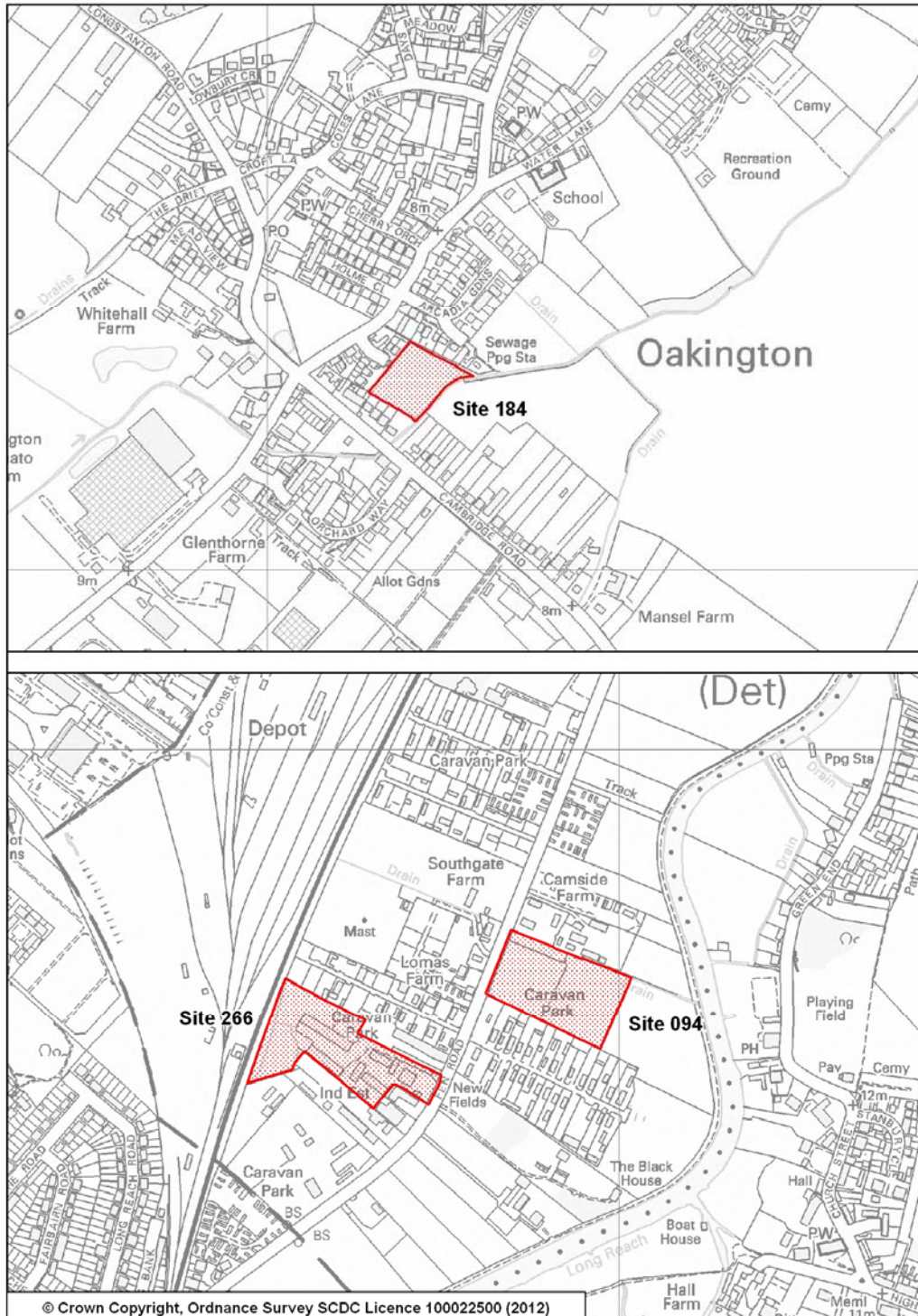


Appendix 5 - Sites Proposed for Gypsy and Traveller Use

Assessment of these sites has been undertaken using the assessment criteria used to assess site proposals when the Council was preparing a Gypsy and Traveller Development Plan Document.



SITE 094 - LAND EAST OF CHESTERTON FEN ROAD, MILTON (EDGE OF CAMBRIDGE)	
Site Number	94
Location	Milton (Edge of Cambridge)
Site Name / Address	Land East of Chesterton Fen Road
Site Size	1.4 ha.
Representation numbers	25659
Current land use	Grassland
Number of Pitches	Up to 25 pitches
Site Description & Context	<p>The site is on the north-eastern outskirts of Cambridge in an area known as Chesterton Fen. Chesterton Fen Road is a long cul-de-sac, which runs roughly northwards from the level crossing over the London to Kings Lynn railway line to a point ending close to the A14. At the southern end of Chesterton Fen Road there is some industrial and commercial development.</p> <p>To the west are further traveller pitches and light industrial areas, and beyond these, the railway sidings. To the east the pitches and small paddocks run down to the River Cam. This feature and the meadows and mature planting at Fen Ditton on the far (east) bank give the area a rural character despite the development and proximity to Cambridge.</p> <p>The site lies to the east of Chesterton Fen Road. There is development along the length of the western side of Chesterton Fen road, and whilst not continuous on the eastern side, development does adjoin the site to the north and the south. The primary land use near this site is Gypsy and Traveller pitches.</p> <p>The site lies at the junction of the 'Bedfordshire and Cambridgeshire Claylands' and 'The Fens' Landscape Character Areas. The surrounding area is generally flat and much of the land is open in character. The local field pattern is of fairly narrow small to medium sized plots and nearly all the development has stayed within the historic boundaries, although the typical boundary hedges and small trees (which can still be seen in some open paddocks to the</p>

	<p>east) have largely been removed.</p> <p>The site lies within the Green Belt. The site itself has an open aspect and offers long views east across to Fen Ditton, and north and south along Chesterton Fen Road, which still retains a semi-rural character due to the views to the river and retained frontage hedges and ditches.</p> <p>This site has been put forward for consideration in response to the Issues and Options 2 consultation, by the landowner.</p>
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• **TIER 1**

1. Relationship to Settlements	
1a. Nearest Centre	Cambridge
1b. Stage in Development Sequence	Edge of Cambridge
1c. Distance to Edge of Nearest Centre	90m
2. Key Social Infrastructure	
2a. Is the site within 2,000 metres of a Primary School?	Yes
2b. Is the site within 2,000 metres of a Doctors Surgery?	Yes
2c. Is the site within 2,000 metres of a Food Shop?	Yes
3. Environmental Constraints	
3a. Is the site within the Green Belt?	Yes
3b. Does the site comprise Previously Developed Land?	No
3c. Is the site within or in close proximity to a valued area?	<p>There is some evidence for Iron Age, Roman and Saxon activity in the vicinity (HER 05539, 05540).</p> <p>The River Cam and its meadows are an important and sensitive location. The Fen Ditton Conservation Area boundary runs along the river and there are a number of Listed Buildings positioned just back from it. There are important views from, across and of the Conservation Area and its historic buildings. Development to the west of the river is largely screened and there is a general feeling of coming out into the country from the city of Cambridge.</p>

	<p>The River Cam is a County Wildlife Site (CWS) due to it being a major river not grossly modified by pollution or canalisation (the supporting text extends to say that land within the river's floodplain should also be considered as part of the CWS). The site's grassland provides an appropriate complementary habitat to the Cam CWS.</p> <p>The site is fronted by a hedge. Whilst not be significant biodiversity value the hedge is one of the last remaining fragments of a possibly longer length of hedge that now appears to have been removed along the road. The hedge would provide nesting habitat for birds.</p>
<p>3d. Is the site within or in close proximity to a hazardous area?</p>	<p>The eastern part of the site (approximately a third of the site) is within Flood Zone 3.</p> <p>The site is a approximately 250m from Chesterton Railway Sidings / Line.</p> <p>Milton Sewage Treatment Works are approximately 650m to the North. The Council's Environmental Health officers have received numerous complaints regarding malodour from the sewage works but mainly from residents in Milton.</p> <p>No obvious pollution sources on the site. However filled ground is located 100m to the south of the site, which may be producing gas though this is unlikely to affect this site.</p>
<p>3e. Can any of the above be addressed through mitigation or through sensitive design of the site?</p>	<p>Development would impact on the openness of the Green Belt and consolidate development on the east side of Chesterton Fen Road. The major impact of the site would be the closure of views to the river and Fen Ditton, and the linking of existing sites, resulting in a continuous frontage of development.</p> <p>A site would need to be carefully sited and designed to minimise impact on the historic environment and County Wildlife Site.</p> <p>According to PPS25 caravans and mobile homes intended for permanent residential use are classified as highly vulnerable, and should not be allocated in Flood Zone 3.</p>

	<p>Due to an adequate distance separation from the railway sidings, noise is not a concern.</p> <p>The site is located beyond the 400m Waste Water Treatment Works Safeguarding Area identified around Milton Sewage Treatment Works in the County Council's Minerals and Waste Core Strategy. Safeguarding Areas are designed to mitigate the potential for adverse environmental impact associated with sewage treatment, and a site beyond this area should be suitable for residential use.</p> <p>Contaminated land is a material consideration that will require investigation and remedial as necessary, but this could be addressed at the planning application stage.</p>
<ul style="list-style-type: none"> • Tier 1 Conclusion 	<p>The site is on the north-eastern outskirts of Cambridge in an area known as Chesterton Fen. The area is located within the Green Belt. Development would impact on the openness of the Green Belt and consolidate development on the east side of Chesterton Fen Road. The River Cam and its meadows are an important and sensitive location.</p> <p>Part of the site is also situated within Flood Zone 3, which would rule it out from further assessment. According to PPS25 caravans and mobile homes intended for permanent residential use are classified as highly vulnerable, and should not be allocated in Flood Zone 3.</p> <p>The possibility of land contamination may need remediation.</p> <p>The only road access to this site is through a major built-up area, over a series of traffic calming measures. The Local Highway Authority would question the suitability of this site for the number of pitches being proposed in addition to the existing levels of development.</p> <p>The site is in close proximity to 151 existing pitches (125 permanent pitches, 26 pitches undeveloped with permanent consent.) In addition, two sites with 48 temporary pitches,</p>

	have been tested and have also been subject to consultation in the Issues and Options 2 report. One unauthorised site was also identified as a rejected option.
Does the site warrant further Assessment?	No

Conclusion: The site fails at tier 1 of the assessment criteria, and does not warrant further assessment.

SITE 266 - LAND AT CAVE INDUSTRIAL ESTATE, CHESTERTON FEN ROAD, MILTON (EDGE OF CAMBRIDGE)	
Site Number	266
Location	Milton (Edge of Cambridge)
Site Name / Address	Land at Cave Industrial Estate
Site Size	2 ha.
Current land use	Industrial Estate
Number of Pitches	Up to 35 pitches (number suggested by landowner)
Site Description & Context	<p>The site is on the north-eastern outskirts of Cambridge. Chesterton Fen Road is a long cul-de-sac, which runs roughly northwards from the level crossing over the London to Kings Lynn railway line to a point ending close to the A14.</p> <p>There is development along the length of the western side of Chesterton Fen Road, and most of the eastern side. At the southern end of Chesterton Fen Road there is some industrial and commercial development. To the north and east are a number of permanent traveller pitches, and small paddocks run down to the River Cam. This feature and the meadows and mature planting at Fen Ditton on the far (east) bank give the area a rural character despite the development and proximity to Cambridge.</p> <p>The site lies on the western side of Chesterton Fen Road, towards the southern end, and currently largely comprises a light industrial estate. A pond occupies the south western corner of the site. The western boundary runs adjacent to the railway line and railway sidings. Immediately to the north is a traveller site, with another to the east of it. Immediately to the south are further industrial units.</p> <p>The site is part of a much larger area identified in 'saved' Local Plan 2004 Policy CNF/6 for the development of Gypsy and Traveller pitches.</p> <p>This site has been put forward for consideration in response to the Strategic</p>

	Housing Land Availability Assessment 'call for sites' by the landowner.
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- **TIER 1**

1. Relationship to Settlements	
1a. Nearest Centre	Cambridge
1b. Stage in Development Sequence	Edge of Cambridge
1c. Distance to Edge of Nearest Centre	0m
2. Key Social Infrastructure	
2a. Is the site within 2,000 metres of a Primary School?	Yes
2b. Is the site within 2,000 metres of a Doctors Surgery?	Yes
2c. Is the site within 2,000 metres of a Food Shop?	Yes
3. Environmental Constraints	
3a. Is the site within the Green Belt?	No
3b. Does the site comprise Previously Developed Land?	Yes
3c. Is the site within or in close proximity to a valued area?	<p>There is some evidence for Iron Age, Roman and Saxon activity in the vicinity (HER 05539, 05540).</p> <p>There may be Great Crested Newts and reptiles present in the pond on the western part of the site.</p>
3d. Is the site within or in close proximity to a hazardous area?	<p>The site is immediately adjacent to Chesterton sidings and Cambridge – Ely – Kings Lynn railway line, sources of noise and vibration.</p> <p>Possible noise nuisance from industrial uses to the south.</p> <p>Milton sewage treatment works are approximately 730m to the north. The Council's environmental health officers have received numerous complaints regarding malodour from the sewage works but mainly from residents in Milton.</p> <p>No obvious pollution sources on the site. However, the site has been used for light industry and there is potential for contaminated land. Filled ground is located approximately 50m to the south and east of the site, which</p>

	<p>may be producing gas though this is unlikely to affect this site.</p>
<p>3e. Can any of the above be addressed through mitigation or through sensitive design of the site?</p>	<p>The railway and railway sidings related noise and vibration requires careful consideration and impact assessment. There are concerns about the noise impact of these sources and placing noise sensitive receptors into an existing external noisy environment.</p> <p>It is unlikely mitigation measures on the site alone can mitigate railway noise and vibration to provide an acceptable ambient noise environment. Off-site works are outside the control of the development site and section 106 planning obligations may be required.</p> <p>The site is located beyond the 400m waste water treatment works safeguarding area identified around Milton sewage treatment works in the County Council's Minerals and Waste Core Strategy adopted (July 2011). Safeguarding areas are designed to mitigate the potential for adverse environmental impact associated with sewage treatment, and a site beyond this area should be suitable for residential use.</p> <p>Contaminated land is a material consideration that will require investigation and remedial as necessary, but this could be addressed at the planning application stage.</p> <p>If this site is redeveloped a 10m natural buffer should be placed around the pond. Any acoustic noise fencing should avoid enclose the pond.</p>
<ul style="list-style-type: none"> Tier 1 Conclusion 	<p>The site is on the north-eastern outskirts of Cambridge. The site is adjacent to Chesterton sidings and mainline railway line. There are proposals to develop a new interchange in this location, together with stabling facilities for freight trains. Noise and vibration is a material consideration. It is unlikely that mitigation measures on the site alone can provide an acceptable ambient noise environment.</p> <p>The possibility of land contamination may need remediation.</p>

	<p>The highway authority would seek that the proposed vehicular movements from any proposed change of use do not exceed those generated by the existing lawful use. The highway authority is concerned about increasing vehicle movements to this area, as the only access is through a busy urban neighbourhood.</p> <p>The site is in close proximity to 151 existing pitches (125 permanent pitches, 26 pitches undeveloped with permanent consent.) In addition, two sites with 48 temporary pitches, have been tested and have also been subject to consultation in the issues and options 2 report. One unauthorised site was also identified as a rejected option.</p>
<p>Does the site warrant further Assessment?</p>	<p>No</p>

Conclusion: The site fails at tier 1 of the assessment criteria, and does not warrant further assessment.

SITE 184- LAND AT KETTLES CLOSE (OAKINGTON)	
Site Number	184
Location	Oakington
Site Name / Address	Land at Kettles Close
Site Size	0.6 ha.
Current land use	Engineering depot and farm yard
Number of Pitches	15 pitches (number suggested by landowner)
Site Description & Context	<p>The site is located of the eastern boundary of Oakington, surrounded on three sides by residential development. Garden boundary fences back onto the site, creating a clear edge to the village.</p> <p>The site lies within the Cambridge green belt and forms part of the landscape setting of Oakington. The landscape immediately adjoining the village is characterised with smaller field pattern, which opens up in the wider landscape beyond.</p> <p>The site itself is entirely open. It is currently in use for agricultural business and contracting, with part of the site covered in concrete and hardcore for trailer storage.</p> <p>The site is accessed via a gate from Kettles Close, a small cul-de-sac residential development.</p> <p>This site has been put forward for consideration in response to the strategic housing land availability assessment 'call for sites' by the landowner.</p> <p>The landowner proposes 15 pitches, however the site size is only large enough to accommodate a site of up to 6 pitches.</p>

- **TIER 1**

1. Relationship to Settlements	
1a. Nearest Centre	Oakington
1b. Stage in Development Sequence	Group Village
1c. Distance to Edge of Nearest Centre	0m

2. Key Social Infrastructure	
2a. Is the site within 2,000 metres of a Primary School?	Yes
2b. Is the site within 2,000 metres of a Doctors Surgery?	No
2c. Is the site within 2,000 metres of a Food Shop?	No
3. Environmental Constraints	
3a. Is the site within the Green Belt?	Yes
3b. Does the site comprise Previously Developed Land?	Yes
3c. Is the site within or in close proximity to a valued area?	<p>The site is located in the core of the historic village. Medieval earthworks to the east indicate the location of a hollow way and ridge and furrow traces of medieval agriculture (HER 09210).</p> <p>A number of habitats situated within and immediately adjacent to the site may be of local interest, or may support protected species / priority species or habitats (Section 41 list, Natural Environment and Rural Communities Act 2006). For example, on-site trees and grassland and the adjacent drainage ditches.</p> <p>There may be water voles and reptiles present along Oakington Brook on the eastern boundary of the site, which may also be a possible area for wild flowers as it is relatively undisturbed. Badgers have been found around Oakington.</p>
3d. Is the site within or in close proximity to a hazardous area?	<p>The whole site is currently within flood zone 3.</p> <p>A sewage pumping station is located approximately 10m to the north east. Anglia Water operate a 400 metre cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents.</p> <p>This area of land is currently being used as a contractors yard and there is the potential for contamination of the soil (likely hotspots) from this activity.</p>
3e. Can any of the above be addressed through mitigation or	According to PPS25 caravans and mobile homes intended for permanent residential use

<p>through sensitive design of the site?</p>	<p>are classified as highly vulnerable, and should not be allocated in flood zone 3.</p> <p>The advice of the Environment Agency has been sought on whether any drainage improvements associated with the Northstowe development would impact on flooding at this site. Northstowe will be some years in the future and it is not, at present, known exactly what impact there will be. Modelling will need to be undertaken within the area once measures have been completed. It would be premature to consider any such land allocation prior to completion of any works. As a result the Environment Agency would have to continue to consider this to be flood zone 3 would object in principle to any such proposal to allocate this site.</p> <p>Approximately 45% of the site is within Anglian Water's cordon sanitaire, which operates around the sewage pumping station, and will not be suitable for residential development.</p> <p>Contaminated land is a material consideration that will require investigation and remedial as necessary, but this could be addressed at the planning application stage.</p> <p>The County Council require archaeological works, to be secured by planning condition, in advance of any planning application for change of use.</p> <p>Should this site be allocated within the Gypsy and Traveller DPD, impact on natural habitats / species will need to be duly considered during the planning application process and the land along Oakington Brook should be retained as a natural area.</p>
<ul style="list-style-type: none"> • Tier 1 Conclusion 	<p>The site lies on the eastern edge of Oakington, surrounded on three sides by residential development. It is currently in use for agricultural business and storage.</p> <p>The whole site is currently identified as being within flood zone 3, which would rule it out from further assessment. According to PPS25 caravans and mobile homes intended for</p>

	<p>permanent residential use are classified as highly vulnerable, and should not be allocated in flood zone 3. The Environment Agency would object to the allocation of the site.</p> <p>The site is within the green belt. The site is currently open and development would impact on the landscape setting of the area. There is currently a clear edge to the built-up part of the village.</p> <p>Nearly half of the site is within Anglian Water's cordon sanitaire and will not be suitable for residential development.</p> <p>Oakington currently has relatively poor access to services and facilities, relying on nearby villages for key services such as doctors surgery and food shopping. Therefore a site would not currently meet the site accessibility criteria regarding key services. However, it is in the vicinity of the proposed Northstowe new town, which will provide a greater range of services and facilities</p> <p>Access to the land is only achievable via Kettles Close, a residential cul-de-sac, which is unsuitable.</p>
Does the site warrant further Assessment?	No

Conclusion: The site fails at tier 1 of the assessment criteria, and does not warrant further assessment.