



NEXUS
PLANNING

Former Mepal Outdoor Centre, Mepal

Flood Risk Sequential Test

On behalf of East Cambs Trading Co Ltd.

August 2021

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1 Introduction

- 1.1 This Sequential Test has been prepared on behalf of East Cambs Trading Co Ltd. (the Applicant) in support of a detailed planning application submitted to East Cambridgeshire District Council (ECDC) as the Local Planning Authority (LPA) for the following development:

“Construction of a crematorium and associated service and administration building, function building, memorial garden, natural burial areas, pet cemetery, car parking, new vehicular access from the A142 north of the Site and landscaping” (“the Proposed Development”).

At

Former Mepal Outdoor Centre, Chatteris Road, Mepal, Ely, Cambridgeshire CB6 2AZ (“the Site”)

- 1.2 The Site is in the vicinity of various water sources and the Environment Agency Flood Map (Appendix 1) confirms that the Site and the surrounding land is within Flood Zone 3. However, it also shows that the majority of the Site is in an area protected by flood defences. Following discussions in connection with the wider Flood Risk Assessment (FRA) which accompanies the planning application, the Environment Agency has confirmed that the Site should be treated as though it is within Flood Zone 3a as a result of those existing defences.
- 1.3 As a consequence, and in accordance with the technical guidance set out to support the National Planning Policy Framework, a Sequential Test is required to demonstrate that there are no sequentially preferable “reasonably available” sites at a lower flood risk within a defined area.
- 1.4 This report therefore assesses the current policy framework for conducting flood risk sequential tests and the provisions of the existing and emerging development plan for the Borough before going on to determine whether there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

2 The Site

- 2.1 The Site measures approximately 13.5 hectares in area and is located to the western side of the A142 in East Cambridgeshire. Situated in open countryside, the closest settlement is Mepal, circa 3km away from the Site to the south along the A142 with the larger settlement of Chatteris slightly further away from the Site to the north.
- 2.2 The land was historically used as an aggregate quarry, but was later converted for use as an outdoor activity centre for activities including archery, rock climbing, sailing and canoeing amongst others. In that regard, a large proportion of the Site to the north and west now contains a lake. The south eastern area includes a cluster of buildings of different scale and design, all associated with the outdoor centre. This area also contains a fairly large surface level car park with a single means of vehicular access from the A142.
- 2.3 The "Pretoria Energy" anaerobic digester site directly adjoins the Site to the north. Land to the east of the A142 is still in use for the quarrying of aggregates whilst surrounding land is in active agricultural use.
- 2.4 It is understood that use of the Site itself as an outdoor activity centre was not financially viable and as such, it has been vacant for a number of years.
- 2.5 In terms of constraints, in addition to the Environment Agency mapping which shows that Site is in an area that benefits from flood defences, it is also in close proximity to several designated wildlife sites including the Ouse Washes Site of Special Scientific Interest.
- 2.6 The Policies Map for East Cambridgeshire suggests that the Site is within a Minerals Consultation Area and a Waste Consultation Area. It is however otherwise largely unconstrained.

3 The Proposed Development

3.1 The Proposed Development would see the Site redeveloped to provide a new crematorium for East Cambridgeshire District. The application proposals will further involve the following:

- Construction of a combined crematorium, main chapel, and side chapel;
- Reception Building;
- A modular function building;
- Pet Cemetery;
- Memorial walls;
- Natural burial area;
- Car parking and improvement of site access.

3.2 The proposed crematorium building would accommodate a flexible multi-faith hall for up to 125 people. It would be linked to an ancillary structure accommodating staff at the Site whilst a separate structure would provide function space and toilet facilities. The main buildings would be connected by a series of flat roofed links and a covered external canopy to the front of the main service hall.

3.3 More generally, the Proposed Development would comprise:

Burial and Internment

- 294 natural burials;
- 290 in-ground ash internment;
- 120 pet burial;
- provision for ash scattering;

Parking

- 67 standard, main car park (of which 6 in staff area & 16 electric charging);
- 30 standard overflow / natural burial area;
- 6 standard staff parking, 3 mini-bus parking area;
- 20 disabled (11 main car park, 4 natural burial/overflow, 3 multi-function building, 2 staff);
- hearse / limousine parking areas (3 near cemetery and 2 near natural burial area).

4 Policy Background

Local Policy

- 4.1 The Development Plan for East Cambridgeshire Comprises the East Cambridgeshire Local Plan 2015 (“ECLP”). Relevant Policy from the ECLP is outlined below:

Policy ENV 8: Flood risk

All developments and re-developments should contribute to an overall flood risk reduction.

The sequential test and exception test will be strictly applied across the district, and new development should normally be located in Flood Risk Zone 1. The modelled flood risk zones as identified in the SFRA and the Environment Agency Flood Maps will inform the application of the sequential test. Development will not be permitted where:

- It would intensify the risk of flooding during the lifetime of the development taking into account climate change allowances, unless suitable flood management and mitigation measures can be agreed and implemented.
- It would increase the risk of flooding of properties elsewhere during the lifetime of the development, taking into account climate change allowances, by additional surface water run-off or by impeding the flow or storage of flood water.
- It would have a detrimental effect on existing flood defences or inhibit flood control and maintenance work.
- The risk of flooding would cause an unacceptable risk to safety; or
- Safe access is not achievable from/to the development during times of flooding, taking into account climate change allowance.

A site-specific Flood Risk Assessment, endorsed by the Environment Agency, appropriate to the scale and nature of the development and the risks involved, and which takes account of future climate change, will be required for:

- Major and non-minor development proposals in Flood Zones 2 and 3 and ‘Modelled Zone 3’; and
- Major and non-minor development proposals in Flood Zone 1, on sites of 1 hectare or greater, or where there is evidence of historic flooding set out in the SFRA and/or a Surface Water Management Plan.

All applications for new development must demonstrate that appropriate surface water drainage arrangements for dealing with surface water run-off can be accommodated within the site, and that issues of ownership and maintenance are addressed.

The use of Sustainable Drainage Systems will be required for new developments in accordance with the Cambridgeshire SuDs Design and Adoption Handbook (or successor document) unless, following an assessment of character and context, soil conditions and/or engineering feasibility dictate otherwise. SuDS may be incorporated within the Flood Risk Assessment.

National Policy

National Planning Policy Framework

- 4.2 The National Planning Policy Framework (“the Framework”) outlines at Paragraph 155 that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

4.3 Paragraph 158 outlines that:

“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding”. (emphasis added).

4.4 Paragraph 163 is clear that when determining planning applications local planning authorities should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk at risk of flooding where, in light of a flood-risk assessment and the sequential / exception test as appropriate, it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

National Planning Practice Guidance

4.5 Makes it clear at Paragraph: 018 Reference ID: 7-018-20140306 that the general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible.

4.6 It goes on at Paragraph: 019 Reference ID: 7-019-20140306 to make it clear that: “only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required”.

5 Flood Risk Assessment

- 5.1 A Flood Risk Assessment (FRA) is required to accompany a planning application, where deemed necessary, in accordance with the requirements set out in policy at the local level and as set out at the national level within the Framework.
- 5.2 As set out above and at Appendix 1, the indicative floodplain map available from the Environment Agency indicates that a small area of the Site in the south-eastern corner falls within Flood Zone 3. The remainder is defined as "Areas benefitting from flood defences". However, consultation with the Environment Agency has made it clear that for planning purposes, the Site should be considered in its entirety to fall within Flood Zone 3a.
- 5.3 Flood Zone 3a is classified as comprising land assessed as having a 1 in 100 or greater annual probability of fluvial flooding (> 1%). A FRA has been prepared by CDS in this instance. The report outlines that whilst the Site is deemed to fall within Flood Zone 3a, the proposed use as Assembly and Leisure is classified as "Less Vulnerable" having regard to classifications in the Framework. As per the National Planning Policy Framework, Table 3, a site classified as "Less vulnerable" does not require an Exception Test to be undertaken.
- 5.4 The Site has minimal to no risk of flooding from the following sources: Pluvial, the Sea, Tidal, Canals, Sewers and Groundwater, and there have been no historical flooding events in the immediate surrounding area on record.
- 5.5 The proposed drainage strategy for the site would follow the SuDS management train, considering the use of infiltration systems, such as permeable paving and soakaways first, subject to infiltration tests being undertaken. However, if these tests determine that infiltration is not possible, an attenuated discharge into the lake is a feasible option, providing the discharge rate does not exceed the acceptable flow rate of 5l/s, as per the guidance set out in the HR Wallingford Greenfield Runoff Rate Estimation Tool.
- 5.6 The site layout will be designed with evacuation procedures in mind, and a suitable evacuation and warning procedure will be implemented by the operator.

Sequential Test

- 5.7 As set out above, the sequential approach seeks to identify, allocate or develop certain types or locations of land before others. In this instance local planning authorities are required to review flood risk within the Borough steering development towards areas of lowest flooding risk.
- 5.8 Development is only permissible in areas at risk of flooding in exceptional circumstances where it can be demonstrated that there are no reasonably available sites in areas of lowest risk, and the benefits of that development outweigh the risk from flooding.
- 5.9 Any development would, as a matter of course, be required to include mitigation/ management measures to minimise risk to life and property should flooding occur. Only where developers can demonstrate that there are no reasonably available alternative sites to accommodate the development should sites in flood Zones 2 or 3 be considered.
- 5.10 In simple terms therefore, the sequential test is required to demonstrate that there are no sequentially preferable “reasonably available” sites at the lower flood risk (i.e. in flood Zones 1 and 2) within a defined area.
- 5.11 The scope of any report is required to relate to an area of search considered appropriate and reasonable given the scale and nature of the proposed development.

6 Site Assessment

Methodology

- 6.1 In order to evaluate whether there are any “reasonably available” sites within a lower Flood Zone as per the requirements of the Framework at Paragraph 158, an area of search has been identified as shown on the accompanying plan at Appendix 2.
- 6.2 That search area has had regard to East Cambridgeshire Local Plan Policy COM 4: “New Community Facilities”, which states that proposals for new or improved community facilities should be well located and accessible to its catchment population. Given that requirement, it can reasonably be assumed that any alternative sites would need to be within the catchment area for the proposed facility.
- 6.3 The plan at Appendix 2 represents the Minimum Distance Catchment (MDC), i.e the area where residents would be closest to the proposed crematorium when compared to existing or proposed crematoria in the area. Alternative sites would demonstrably need to fall within the MDC but also fairly centrally within the catchment to serve the same broad area. As a conservative approach, this report therefore considers alternative sites within the central two thirds of the MDC, as shown by the red line at Appendix 2.
- 6.4 The suitability of land outside of the urban areas has been assessed having regard to the criteria listed below, all of which are deemed essential characteristics for the Proposed Development to be accommodated. The criteria are driven by the very specific requirements relating to the provision of a crematorium given that this forms the principal and driving component of the Proposed Development. Compliance with these criteria indicates that a crematorium could be accommodated but it does not necessarily mean that the Proposed Development could be accommodated in its entirety. Therefore, if a site is identified, it would then be subject to further analysis against the other components of the Proposed Development. The relevant criteria are therefore as follows:
- A minimum site area of 2 hectares per 1,000 cremations per annum (Federation of Cremation and Burial Authorities (FCBA) “Recommendations on the Establishment of Criteria”)
 - Sited more than 200 yards (183m) from a dwellinghouse, at least 50 yards (46m) from a public highway and outside the consecrated part of the burial ground of any burial authority (Section 5 of the Cremation Act 1902)

- A location that offers quietness and seclusion (FCBA “recommendations on the Establishment of Crematoria”)
- Reasonably accessible by public transport (FCBA “Recommendations on the Establishment of Crematoria”)
- Access to adequate water, electricity and drainage services (FCBA “Recommendations on the Establishment of Crematoria”).

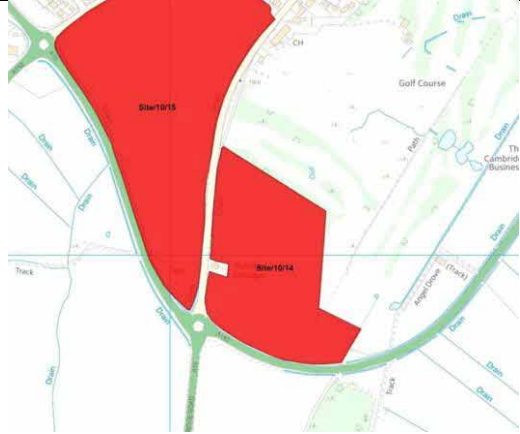



6.5 Sites subject to the initial assessment above have been identified using the Call for Sites Submission (2016) for East Cambridgeshire. Further, the assessment has also included the Strategic Housing and Economic Land Availability Assessment Stage 1 (February 2020) from Fenland District Council due to the overlap of authorities within the MDC. Both documents represent the most up-to-date published source of available land.

6.6 The letter from Emma Grima, Commercial Director at East Cambridgeshire District Council found at Appendix 3 confirms for the record that the Council does not own any other land which would meet the criteria above.

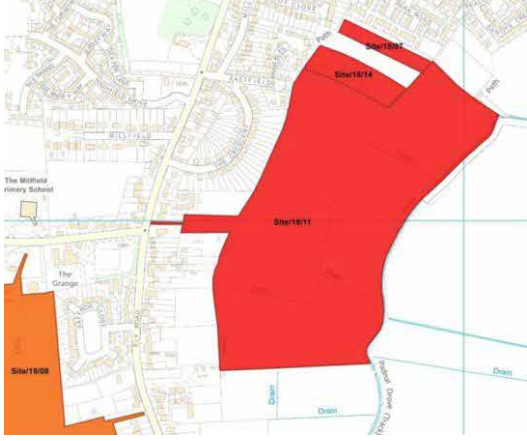

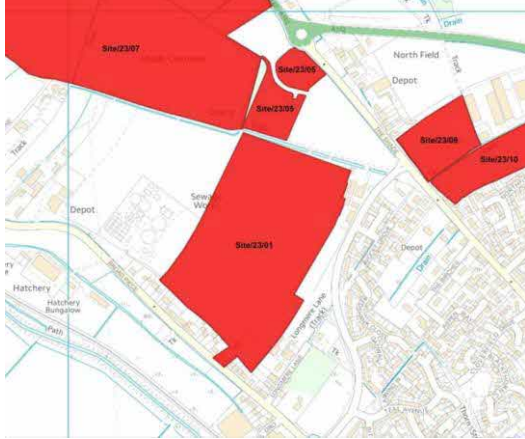

6.7 It is also important to note that a separate Alternative Site Assessment has been prepared in connection with the proposed scheme in order to determine whether any suitable sites exist within the urban area. Using the same criteria and sources of information listed above, it finds that there are no available sites which would be suitable to accommodate the proposed development. Accordingly, the sequential test assesses sites within the same search area but which are outside of the built up area.

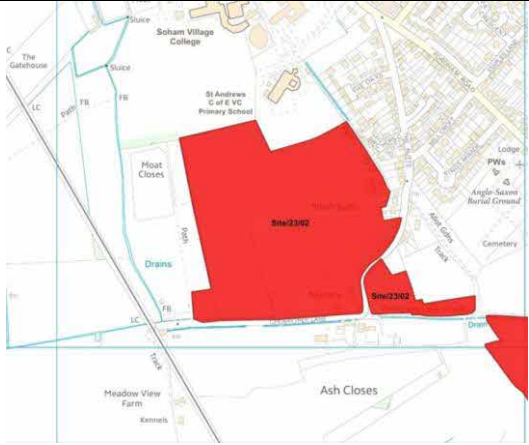



Findings

6.8 Using the sources of information listed above, a comprehensive assessment of available land outside of urban areas is contained at Appendix 4. It reveals a number of sites outside of the urban area which meet the relevant criteria above. Those sites are listed below alongside relevant commentary which, above and beyond the minimum requirements above, considers the suitability / ability of each site to accommodate the Proposed Development.



ID	Address	Gross Site Area (Ha)
Ely		
Site/10/15	Land to the south of Witchford Road, Ely	16.7
		
<p>The land is promoted for housing (390 units). Planning permission was approved in 1996 (96/00830/OUT) for "Residential development and landscaping". Large parts of the site are unsuitable for the proposed crematorium use given the proximity to residential development to the north and highways to the south. Suitable parts of the site would lead to a contrived form of development and in any event, the site promoters are likely to promote higher value residential use.</p>		
Littleport		
Site/18/08	Land west of Ely Road and south of Grange Lane, Littleport	32.5
		
<p>The site is substantially larger than the Mepal Outdoor Centre and is promoted for a mixed use scheme including 840 residential dwellings. The proposed crematorium development would be unable to deliver</p>		

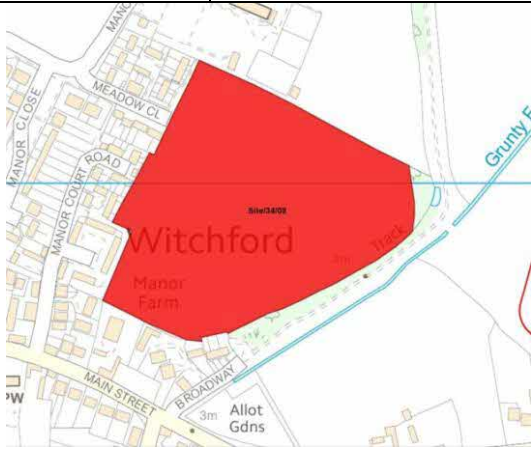

this aspect. Furthermore, given the nature of the use, the need for a quiet secluded location and the required separation distance to neighbouring residential properties, the proposed crematorium would sterilise a large proportion of the site. A mixed use scheme including the proposed crematorium would be inappropriate therefore.

Site/18/11	Eastfield Farm	21.85
		
<p>The site is promoted for housing (150 dwellings). The separation distance required from existing residential properties to the east of the site would mean that proposed crematorium is limited to a small parcel of land in the south eastern corner. This would lead to a contrived and ultimately unacceptable form of development.</p>		
Soham		
Site/23/01	South West of the Shade, Soham	10.9
		
<p>Promoted for housing (260 dwellings). Outline planning application ref.19/00717/OUM refused for up to 175 dwellings March 2021. The site is adjacent to a water recycling centre and odour emitted by this centre means a substantial buffer is required to the western boundary. With the necessary buffer to residential properties in the east, the net developable area is considered to be inadequate for the proposed crematorium.</p>		

Site/23/02	Land North of Cherry Tree Lane, Soham	16
		
<p>The site is promoted for housing (250 dwellings). Development would be limited to the western part of the site given the proximity to neighbouring residential properties. However, vehicular access would have to come from Cherrytree Lane to the south, a narrow single width road which is not suitable for the Proposed Development.</p>		
Site/23/03	Land South of Cherry Tree Lane, Soham	10
		
<p>The site is promoted for housing (150 dwellings) An Outline Planning Application ref. 21/00291/OUM for up to 210 dwellings is awaiting determination. The site is privately owned and it is clear that the owners are pursuing a higher value residential scheme.</p>		

Former Mepal Outdoor Centre, Mepal Flood Risk Sequential Test

Site/23/07	Land at the Shade, Soham	25.1
		<p>The site is promoted for housing (600 dwellings). The Policies Map suggests that a large part of the site falls within a Water Treatment Works safeguarding Area. An odour assessment would need to accompany any subsequent planning application but this is unlikely to result in an appropriate environment for mourners or other users of the site.</p>
Site/23/11	Downfields, Soham	15.5
		<p>The site is promoted for housing (350 units). A row of residential properties adjoins the site on the eastern side. Maintaining the required separation distance to properties on this side would leave a narrow strip of land to the west of circa 70m in width leading to a contrived form of development.</p>

Witchford		
Site/34/03	Land at Witchford	39
		
<p>The site is promoted for housing (855 units). The southern part of the site falls within a Waste Consultation Area as per the Policies Map. Even so, the site is substantially larger than required for the proposed use. A mixed use is unlikely to be acceptable given the required buffer to residential properties and a site of this scale is unsuitable for the proposed use in isolation.</p>		
Site/34/08	Land to the East of Witchford	6
		
<p>The site is promoted for housing (170 units). The required offset of 200 yards from neighbouring residential properties would mean only a small corner of land to the north-east of the site is available for development. That area is not of a sufficient size to accommodate the proposed crematorium.</p>		

- 6.9 Having regard to the above, it is evident that a number of sites meet the minimum requirements for crematorium development. However, further analysis of the sites individually reveals that they are in various ways either unsuitable or potentially unavailable. Notably, they are all promoted for residential development which would of course be of significantly higher value than the proposed crematorium use. Thus it is highly unlikely that any of the land owners would be willing to make the land available in the first instance. Even if they did, locational and other constraints means that they are fundamentally not suitable.
- 6.10 The key conclusion arising from the above evaluation is therefore that there are no “reasonably available” sites within the search area that could accommodate the proposed development wholly within Zone 1.
- 6.11 Accordingly, where there are no reasonably available sites within Flood Zone 1 or 2, decision makers determining applications for development at any particular location should take into account the flood risk vulnerability of land uses and consider reasonably available sites in other Flood Zones.
- 6.12 The former Mepal Outdoor Centre is reasonably available for development and as the sequential test has been shown to have been satisfied, planning permission should not reasonably be withheld on the basis of flooding, given the recommendations made within the submitted FRA.
- 6.13 The submitted FRA further demonstrates that development will be located within the site so as to ensure that the development is safe and any resulting flood risk outside of the vulnerable uses will be overcome through design (i.e. ensuring safe, dry access). The planning application demonstrates that the site, when taken as a whole, can be designed to be safe from flooding in a manner which does not increase flood risk elsewhere.

8 Conclusion

- 7.1 This report assesses whether there are any appropriate, comparable, sites within the defined catchment area from a sequential test perspective.
- 7.2 Within that area, it comprehensively assesses sites which are shown to be available within the East Cambridgeshire Call for Sites submission (2016) and the Strategic Housing and Economic Land Availability Assessment Stage 1 (February 2020) from the adjoining authority of Fenland District Council. Those documents represent the most up-to-date sources of information. The appended document shows that the majority of those sites do not meet one or more of the essential criteria for Crematorium development (as set out at paragraph 7.4 of this report) because of their scale and / or location.
- 7.3 Nonetheless, a number of sites have been identified which meet the minimum requirements but further assessment contained within this document shows that for a variety of reasons, they are either potentially unavailable or not suitable for accommodating the Proposed Development.
- 7.4 It is therefore concluded that there are no other “reasonably available” sites appropriate for the proposed development in areas with a lower risk of flooding as per the Framework at Paragraph 158. Accordingly the Sequential Test is satisfied.

Appendix 1 – Environment Agency Flood Map of the Site

Flood map for planning

Your reference

Mepal

Location (easting/northing)

542802/281245

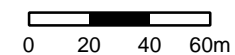
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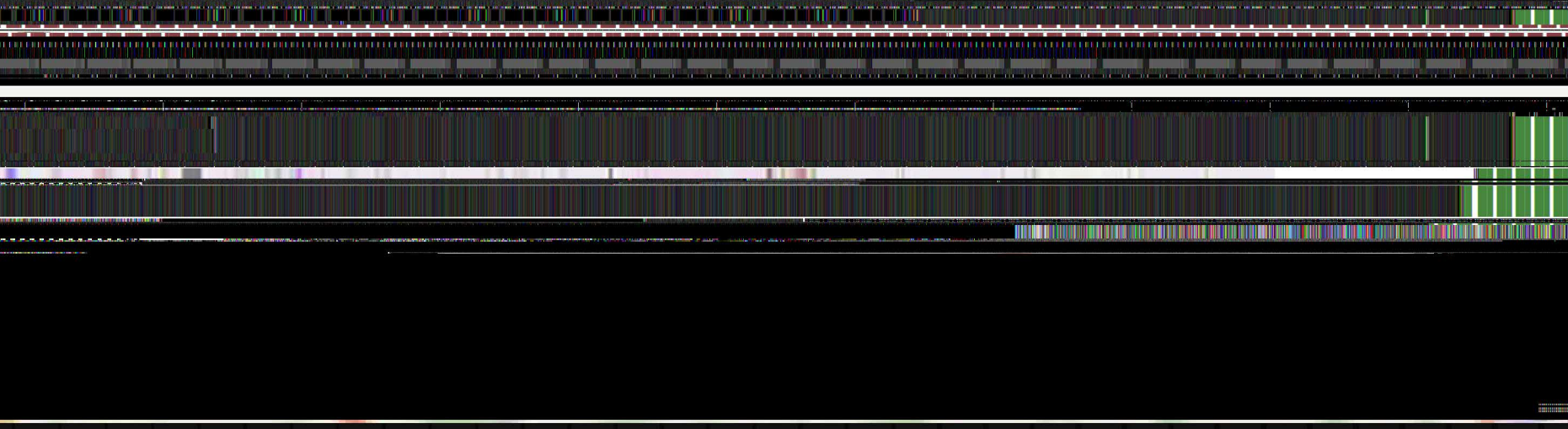
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-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



Appendix 2 – Search Area



Appendix 3 – Letter Regarding Council Land Holdings



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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This matter is being dealt with by:

Emma Grima

Tel: (01353) 665555

E-mail: emma.grima@eastcambs.gov.uk

My Ref: Site Assessment

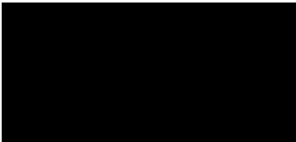
21 January 2021

Dear Mr Bell

Land Assets Held by East Cambridgeshire District Council

The Council in terms of selecting the Mepal Site for the development of a crematorium did review all its landholdings before identifying the Mepal site. The Council does not own any other site of 2 to 4 hectares with suitable quiet and peaceful surroundings, that are also 200 yards from other dwellings suitable for development of a crematorium.

Yours sincerely



Emma Grima
Director Commercial

Appendix 4 - Non-urban Site Assessment



Sites Outside the Urban Area

ID	Address	Site Area
Ely		
Site/10/15	Land to the south of Witchford Road, Ely	16.7
Littleport		
Site/18/08	Land west of Ely Road and south of Grange Lane, Littleport	32.5
Site/18/11	Eastfield Farm	21.85
Soham		
Site/23/01	South West of the Shade, Soham	10.9
Site/23/02	Land North of Cherry Tree Lane, Soham	16
Site/23/03	Land South of Cherry Tree Lane, Soham	10
Site/23/07	Land at the Shade, Soham	25.1

Site/23/11	Downfields, Soham	15.5
Witchford		
Site/34/03	Land at Witchford	39
Site/34/08	Land to the East of Witchford	6

Site ID.	Minimum site area 2ha	Site Area (HA)	Sited more than 200 yards from a dwellinghouse, at least 50 yards from a public highway and outside consecrated part of the burial ground of any burial authority	A location that offers quietness and seclusion	Reasonably accessible by public transport	Access to adequate water, electricity and drainage services	Comment	Flood Zone
Chatteris								
40057	No							
40072	Yes						Site with planning approval	
40210	No							
40211	Yes	15	Y	Y	The nearest	Y	Promoted for	Part FZ1, Part FZ3

Site ID.	Minimum site area 2ha	Site Area (HA)	Sited more than 200 yards from a dwellinghouse, at least 50 yards from a public highway and outside consecrated part of the burial ground of any burial authority	A location that offers quietness and seclusion	Reasonably accessible by public transport	Access to adequate water, electricity and drainage services	Comment	Flood Zone
					bus stop is circa 1.8km from the site on Wenny Rd. It has no railway station.		Housing	
40284	Yes	26					Allocated in the adopted Local Plan for housing under Policy LP10	
40288	No							
40317	No							
40327	No							
40367	Yes	8.23					Promoted for Housing / mobile	Planning permission granted for 384

Site ID.	Minimum site area 2ha	Site Area (HA)	Sited more than 200 yards from a dwellinghouse, at least 50 yards from a public highway and outside consecrated part of the burial ground of any burial authority	A location that offers quietness and seclusion	Reasonably accessible by public transport	Access to adequate water, electricity and drainage services	Comment	Flood Zone
							home park	dwelling Oct 2020 under application ref F/YR19/0834/O
40384	Yes	67.9					Housing, employment, retail or leisure, primary school, playing fields open space	Resolution to grant mixed use scheme in 2018
40388	No							
40408	Yes	8.64					Site with planning approval	
40416	Yes	9.16					Site with planning approval	
40114	Yes	4.5					Promoted for Housing	Areas benefitting from Flood Defences

Site ID.	Minimum site area 2ha	Site Area (HA)	Sited more than 200 yards from a dwellinghouse, at least 50 yards from a public highway and outside consecrated part of the burial ground of any burial authority	A location that offers quietness and seclusion	Reasonably accessible by public transport	Access to adequate water, electricity and drainage services	Comment	Flood Zone
Coveney								
Site/08/01*	No							
Site/08/02	No							
Ely								
Site/10/03	Yes	24.29	Y	Y	Large greenfield allocation south of Ely and west of the A10. Considerable distance from bus services on A10 with limited	Unknown at the current time.	Employment use proposed	FZ1

Site ID.	Minimum site area 2ha	Site Area (HA)	Sited more than 200 yards from a dwellinghouse, at least 50 yards from a public highway and outside consecrated part of the burial ground of any burial authority	A location that offers quietness and seclusion	Reasonably accessible by public transport	Access to adequate water, electricity and drainage services	Comment	Flood Zone
					connectivity.			
Site/10/04	Yes	11.025	Y	Y	Linked to the allocated above in open countryside well away from any existing public transport links	Unknown	Employment use proposed	FZ1
Site/10/05	Yes	115	Y	Y	Substantial urban extension to the west of the west of the A10. No		Urban Extension comprising housing employment, retail, open space and recreation facilities	FZ1

Site ID.	Minimum site area 2ha	Site Area (HA)	Sited more than 200 yards from a dwellinghouse, at least 50 yards from a public highway and outside consecrated part of the burial ground of any burial authority	A location that offers quietness and seclusion	Reasonably accessible by public transport	Access to adequate water, electricity and drainage services	Comment	Flood Zone
					existing access to public transport.			
Site/10/06	Yes	2	No – constrained triangular site – separation not possible	No – bound by railway line on 2 sides and road on 3 rd side.			Promoted for Housing	Predominantly within an area protected by flood defences.
Site/10/07	Yes	2.3					Promoted for Housing	Area protected by flood defences.
Site/10/08	Yes	18.6					Promoted as a possible country park	Area protected by flood defences.
Site/10/09	Yes	14.6	Y	Y	No –		Housing east	Housing element FZ1

Site ID.	Minimum site area 2ha	Site Area (HA)	Sited more than 200 yards from a dwellinghouse, at least 50 yards from a public highway and outside consecrated part of the burial ground of any burial authority	A location that offers quietness and seclusion	Reasonably accessible by public transport	Access to adequate water, electricity and drainage services	Comment	Flood Zone
					development is west of the A10 with nearest bus stops requiring visitors to cross the A10 via roads with no footpath.		parcel, employment west parcel	
Site/10/10	Yes	7.6	Y	Y	Adjoins the land above with same issues crossing the		Leisure recreation/including commercial leisure	Leisure element of mixed use scheme FZ1

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					A10 to access bus services.			
Site/10/14	Yes	9.35	Y	Y	Development of golf course site bound by A142 to the south and Cambridge Rd to west. Public transport provision (bus/train station) to the east of the site		Promoted for Housing	FZ1

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					but pedestrian access via A142 is not feasible lacking footpaths for much of its length.			
Site/10/15	Yes	16.7	Y	Y	Y – bus stops on Witchford Rd.		Promoted for Housing	FZ1
Haddenham								
Site/12/01	No							
Site/12/02	No							

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Site/12/03	No							
Site/12/04	No							
Site/12/05	No							
Site/12/06	No							
Site/12/07	No							
Site/12/08	Yes	8	No				Promoted for Housing	FZ1
Site/12/10	No							
Site/12/11	No							
Isleham								
Site/13/01	No							
Site/13/03	Yes	9	No				Housing / recreation and potentially education facilities	FZ1

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Site/13/04	No							
Site/13/05	Yes	5.19	No				Housing	FZ1
Site/13/06	No							
Little Downham								
Site/16/02	No							
Site/16/03	No							
Site/16/04	Yes	2.02	No				Promoted for Housing	FZ1
Site/16/05	No							
Site/16/06	Yes	3	No				Promoted for Housing	FZ1
Site/16/07	No							
Little Thetford								
Site/17/01	Yes	37					Moorings / Marina,	Area benefitting from

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							leisure / tourism	Flood Defences
Site/17/02	No							
Site/17/03	Yes	3.4	No				Housing and community uses	Part FZ1
Littleport								
Site/18/02	Yes	3.85					Promoted for Housing	Protected by Flood Defences
Site/18/03	Yes	26	Y	Y	No – 650 from edge of site to bus stop via Grange Lane which has no footpath.		Promoted for Housing	FZ1
Site/18/04	Yes	6	No – insufficient space at the site.		No – west of A10		Housing and Employment	FZ1

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Site/18/06	Yes	10					Promoted for Employment	Are protected by flood defences
Site/18/07	No							
Site/18/08	Yes	32.5	Y	Y	Y		Mixed Use	FZ1
Site/18/09	Yes	4	No				Promoted for Employment	FZ1
Site/18/11	Yes	21.85	Y	Y	Y		Promoted for Housing	FZ1
Site/18/13	No							
Site/18/14	No							
Mepal								
Site/20/01	Yes	4	No				Promoted for Housing	FZ1

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Site/20/02	Yes	3	No				Promoted for Housing	FZ1
Soham								
Site/23/01	Yes	10.9	Y	Y	Y		Promoted for Housing	FZ1
Site/23/02	Yes	16	Y	Y	Y		Promoted for Housing	FZ1
Site/23/03	Yes	10	Y	Y	Y		Promoted for Housing	FZ1
Site/23/07	Yes	25.1	Y	Y	Y		Promoted for Housing	FZ1
Site/23/11	Yes	15.5	Y	Y	Y		Promoted for Housing	FZ1
Site/23/14	Yes	7.6	N	Y	Y		Promoted for	FZ1

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							Housing	
Site/23/16	No							
Site/23/17	No							
Stretham								
Site/25/01	Yes	2.5	N				Promoted for Housing	FZ1
Site/25/02	No							
Site/25/03	No							
Sutton								
Site/26/01	Yes	2.81	N				Promoted for Housing	FZ1
Site/26/02	No							
Site/26/03	No							
Site/26/04	Yes	3.4	N				Promoted for	FZ1

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							Housing	
Site/26/06	Yes	12.1	Y	Y	No – access to public transport some distance away via A142		Promoted for Housing	FZ1
Site/26/07	No							
Site/26/08	Yes	6.5	No				Promoted for Housing	FZ1
Site/26/09	Yes	6.24	No				Promoted for Housing	FZ1
Wentworth								
Site/29/01	No							
Wilburton								

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Site/32/01	No							
Site/32/02	Yes	2.32	No				Promoted for Housing	FZ1
Site/32/03	No							
Site/32/04	Yes	2.1	No				Promoted for Housing	FZ1
Site/32/05	No							
Site/32/06	No							
Site/32/07	No							
Witchford								
Site/34/01	No							
Site/34/02	Yes	5	No				Mixed use housing employment retail	FZ1
Site/34/03	Yes	39	Y	Y	Y		Housing	FZ1

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Site/34/04	No							
Site/34/05	Yes	2.2	N	Adjacent A142			Promoted for Housing	FZ1
Site/34/06	Yes	3	N				Promoted for Housing	FZ1
Site/34/07	Yes	2	N				Promoted for Housing	FZ1
Site/34/08	Yes	6	Y	Y	Y		Promoted for Housing	FZ1

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