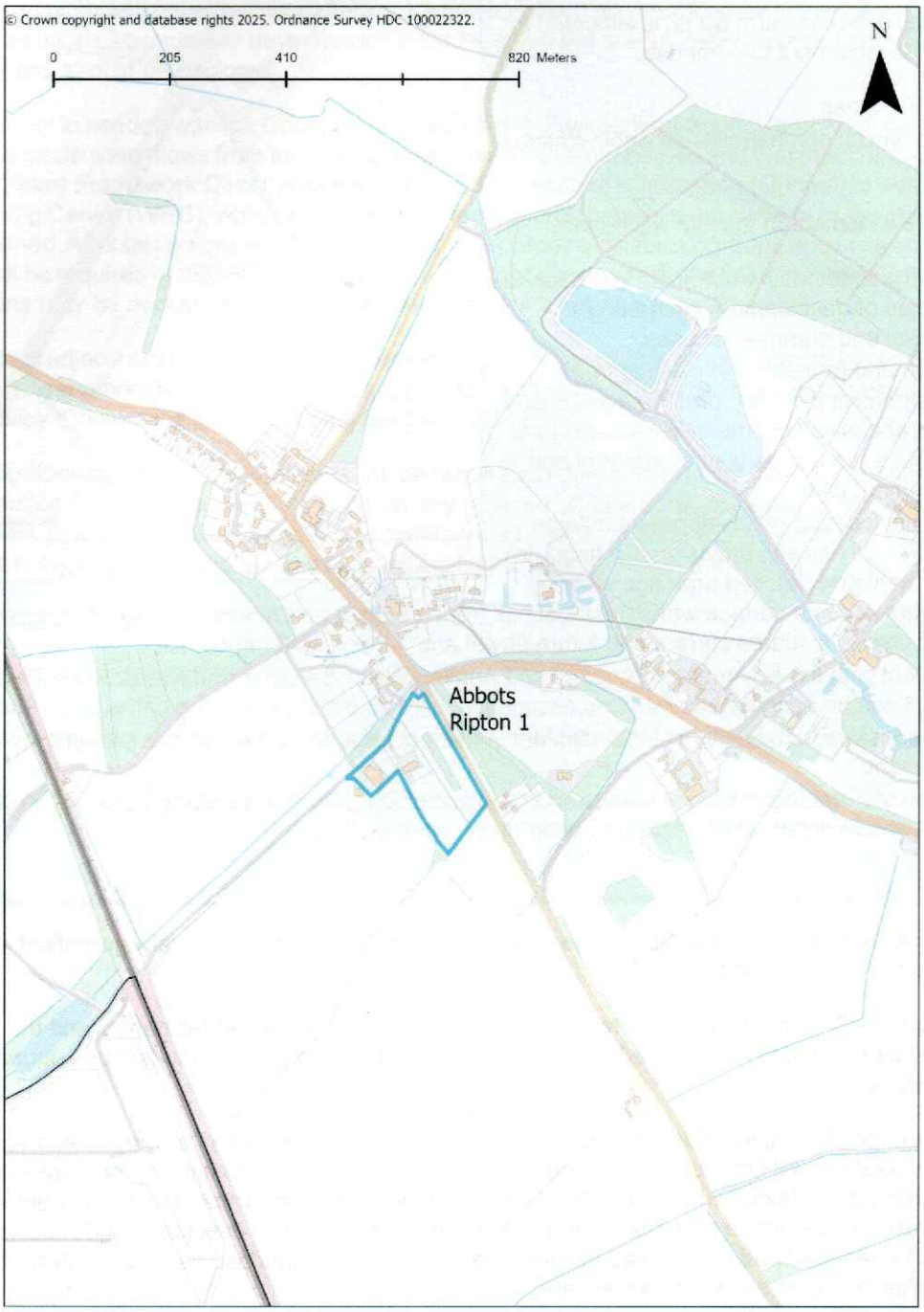
Abbots Ripton

12.3 There is one allocation within Abbots Ripton, this is:

- Abbots Ripton 1: Home Farm South. This is allocated for a mixed use development comprising of residential and commercial development.



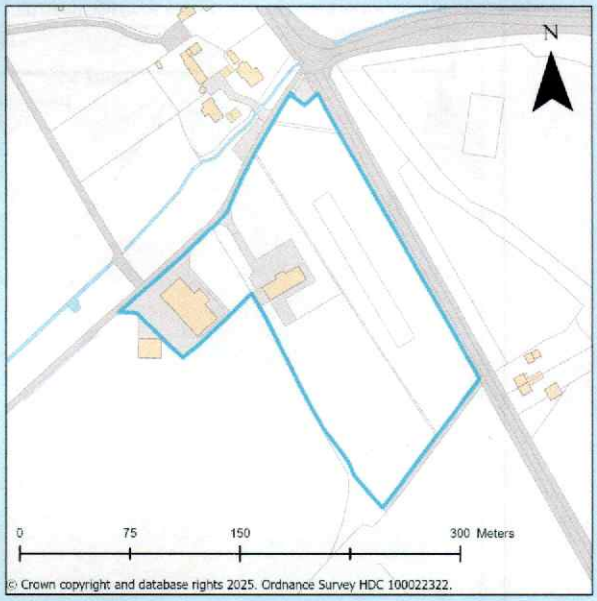
Abbots Ripton 1: Home Farm South

Draft Allocation Abbots Ripton 1

Home Farm South

2.83 ha of land at Home Farm South is allocated for a mixed use development to comprise:

1. about 15 homes
2. about 0.5ha for commercial use within classes E(g)(i-iii)



Successful development of the site will require:

a. a masterplan to ensure a holistic approach to the design of development integrating residential and commercial uses
b. retention and protection of existing trees and hedgerows including protected trees, and a comprehensive scheme of landscaping set out within a landscape plan or strategy and management plan
c. sequential location of development outside areas of flood risk and provision of a flood risk assessment and detailed drainage strategy, taking into account surface water, residual risk from a culvert and modelling of unnamed ordinary watercourse to evaluate current and future fluvial and surface water flood risk
d. agreement with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
e. design sensitive to the setting of the adjacent conservation area supported by a proportionate heritage assessment
f. provision of a suitable means of access and provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the village

12.4 The site is located on the southern edge of Abbots Ripton consisting of partially greenfield and partially previously developed land.

12.5 A proportionate masterplan will be required to set out how the proposed residential and the commercial uses will be successfully integrated with the existing buildings on site and landscape features including protected trees.

12.6 The presence of existing landscape features, trees and hedgerows means a comprehensive landscaping plan and strategy will be necessary, along with a landscape management plan to ensure existing trees and planting are retained where possible. The existing elm trees and trees protected under a Tree Preservation Order are to be retained and not adversely impacted by development. An ecological survey will also be required and appropriate mitigation and enhancement measures incorporated into the design of potential development where necessary.

12.7 The majority of the site is located within flood zone 1, with a small area to the north located within flood zones 2 and 3a and an ordinary watercourse adjacent to the northern boundary. Surface water risk is predominately very low with small areas of higher risk confined to the western boundary and northern

corner of the site. As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared, including a detailed model of the ordinary watercourse that consider present day and climate change scenarios. There is potential residual risk to the site from a blockage of the culvert in close proximity of the site, therefore any modelling of the ordinary watercourse should consider the impacts of the condition and potential blocking of the culvert.

12.8 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. The assessment should consider the wider impact of flood risk. Opportunities for natural flood management and mitigation of cumulative development impacts, given the site's location within a high sensitivity catchment, should be explored.

12.9 Agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Huntingdon (Godmanchester) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified. Interim treatment solutions may be necessary until a permanent treatment solution is put in place.

12.10 The site is adjacent to the Abbots Ripton conservation area, as such a proposal must demonstrate sensitivity to the conservation designation and be supported by a proportionate heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets'.

12.11 A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

Key reasons for preferred option

- Supports local services
- Is located within accessible distance to local services and facilities
- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Has potential to provide a mix of residential and commercial uses