

Site A: South of Ringstead Road

Location

Address	Ringstead Road, Great Addington, NN14 4BW
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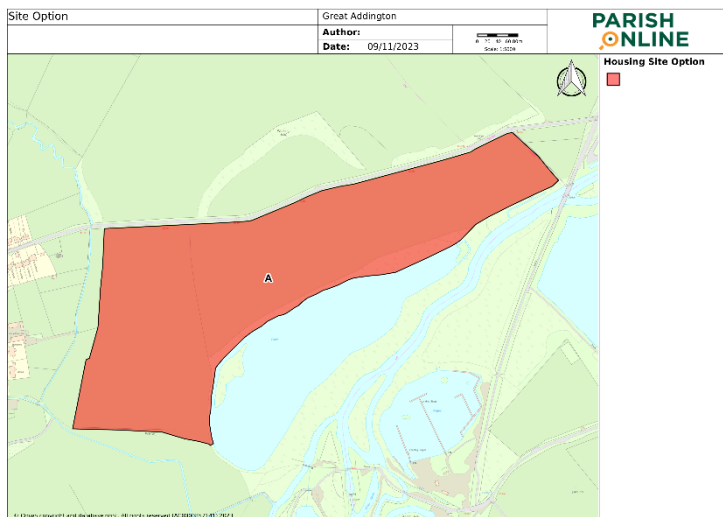
SHLAA Reference	N/A
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Site description	Arable fields to the south of Ringstead Road between village and River Nene. Hedgerow boundaries to site. Site slopes down from Ringstead Road (52m above sea level) to large pond (about 35m above sea level).
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Current use	Agriculture
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Land type	Greenfield
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Adjacent uses	Agriculture, pond.
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Capacity	656dw
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Grid reference	SP 96592 74935
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Site size	21.86 ha
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Accessibility

Highway access	Existing farm access on Ringstead Road. National speed limit applies. No footway. Visibility restricted by bends in road and dip as Ringstead Road approaches village.
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Distances (walking from centre of site)	Great Addington CE Primary School	980m
	The Addingtons' Playing Field	1.27km
	Great Addington Memorial Hall	870m
	Hare & Hounds PH	740m

Rights of Way	MA5 Public Footpath along western and part of southern boundary.
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Heritage Assets

Archaeology	Possible prehistoric pit alignment Possible prehistoric rectangular enclosure Possible Road Route: Lowick to Irchester Undated ditch
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Listed Buildings	N/A
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Other	N/A
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Ecology

Part within Upper Nene Valley Gravel Pits Special Protection Area. Also, Ramsar, SSSI and Local Wildlife. Majority of site within Nature Improvement Area. Countryside Stewardship Scheme. Some trees along boundary subject to Tree Preservation Orders. Hedgerow boundaries.

Landscape

Important view from Ringstead Road southwards towards River Nene and Medieval village of Mill Cotton. Grade 3 agricultural land

Environmental Protection

Part artificial ground.

Drainage etc.

Flood Zone	Mainly Zone 1 but includes Zones 2 and 3		
Surface Water	Some surface water flooding on lower ground		
Sewerage			
Minerals			
Minerals Consultation Area	Mineral Safeguarding Area		
Planning History			
93/00539/RTN	Car Park	Application Permitted	09 Dec 1993
95/00819/FUL	Retention of two car parking areas	Application Permitted	14 Mar 1996
96/00623/FUL	Retention of two car parking areas	Application Permitted	17 Jan 1997
Conclusion			
For			
Against	Very large site Landscape impact Ecology Mineral Safeguarding Area Long way from village services and facilities		
Issues for consideration	Archaeology Adjoining footpaths Artificial ground Flood risk		

Site B: Southeast of Rushglen Farm

Location

Address	Land Adjacent to Rushglen Farm, Cranford Road, Great Addington, NN14 4BH
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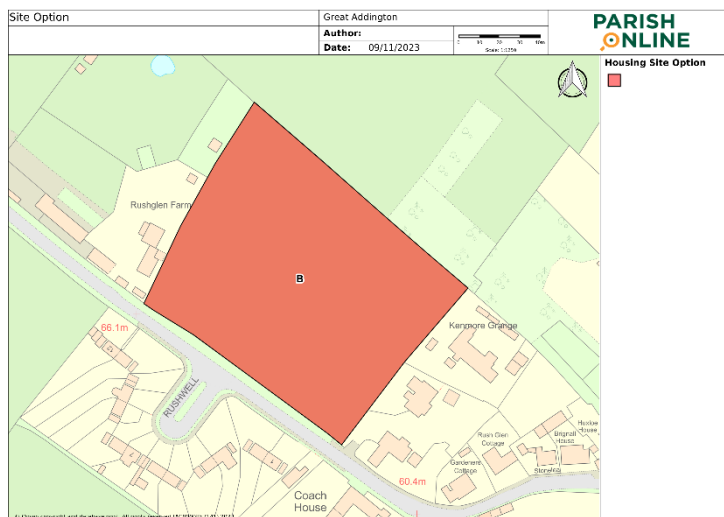
SHLAA Reference	N/A
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Site description	Rectangular shaped field opposite Rushwell Close. Hedgerow boundary to site.
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Current use	Agriculture
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Land type	Greenfield
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Adjacent uses	Agriculture. Residential properties to east. Rushglen farmhouse to west. Opposite Rushwell Close. Woodland to east.
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Capacity	41dw
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Grid reference	SP 95672 75195
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Site size	1.36 ha
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Accessibility

Highway access	Cranford Road. Field access existing. 30mph speed limit. Footway along southern edge of Cranford Road.
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Distances (walking from centre of site)	Great Addington CE Primary School	420m
	The Addingtons' Playing Field	1.02km
	Great Addington Memorial Hall	330m
	Hare & Hounds PH	440m

Rights of Way	None
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Heritage Assets

Archaeology	Open Fields Project: Areas of Survival of Ridge & Furrow to north
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Listed Buildings	N/A
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Other	N/A
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Ecology

Woodland on eastern boundary.
Hedgerow boundaries.

Landscape

Well contained site
Grade 3 agricultural land
Impact on views of church from Cranford Road

Environmental Protection

Bisected by low voltage overhead power line.

Drainage etc.

Flood Zone	Zone 1
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Surface Water	N/A
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Sewerage	
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Minerals

Minerals Consultation Area	N/A		
Planning History			
NE/23/00250/QRV/	Proposed development of a custom / self build housing site on land east of Cranford Road, Great Addington. The scope of works envisaged would include a new access into the site from the highway and a modest scale of development between 5 and 9 new dwellings.	Pre-application enquiry	
Conclusion			
For	Well contained site Services and facilities within reasonable distance, other than playing field.		
Against	Size of site		
Issues for consideration	Bisected by low voltage overhead power line Retention of hedgerow boundaries Impact on adjoining woodland Impact on adjoining Ridge and Furrow Impact on views of church from Cranford Road Impact on SPA Impact on amenities of adjoining residential properties		

Site C: South of Cranford Road

Location

Address	Land South East of Cranford Road, Great Addington, NN14 4BP
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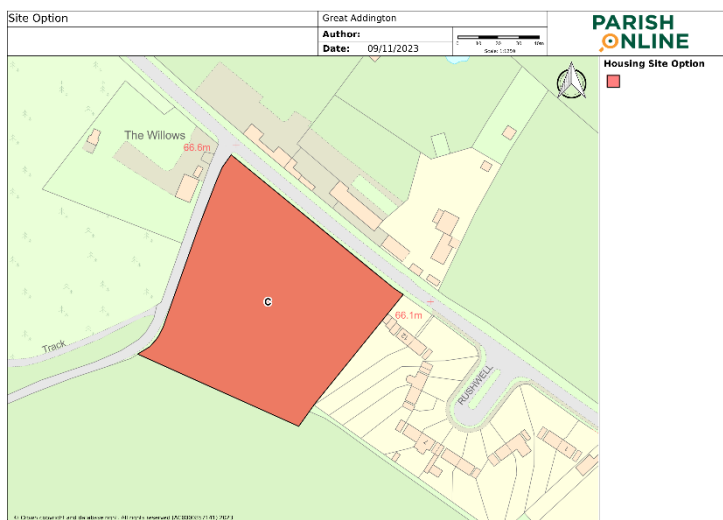
SHLAA Reference	N/A
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Site description	Square shaped field with hedgerow to Cranford Road frontage. Flat and overgrown.
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Current use	Agriculture
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Land type	Greenfield
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Adjacent uses	Rushwell Close to east. Cranford Road to north. Patch Lodge access track to west. Agriculture to south.
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Capacity	27dw
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Grid reference	SP 95511 75178
Site size	0.90 ha

Accessibility

Highway access	Cranford Road part within 30mph speed limit. Can link to existing footway along southern edge of Cranford Road.
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Distances (walking from centre of site)	Great Addington CE Primary School	590m
	The Addingtons' Playing Field	1.03km
	Great Addington Memorial Hall	500m
	Hare & Hounds PH	610m

Rights of Way	None
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Heritage Assets

Archaeology	N/A
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Listed Buildings	N/A
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Other	N/A
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Ecology

Hedgerow frontage

Landscape

Contained site on edge of village
Grade 3 agricultural land

Environmental Protection

N/A

Drainage etc.

Flood Zone	Zone 1
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Surface Water	N/A
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Sewerage	
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Minerals

Minerals Consultation Area	N/A
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Planning History

None

Conclusion	
For	Contained site Services and facilities within reasonable distance, other than playing field.
Against	
Issues for consideration	Hedgerow to site frontage Footway Impact on SPA Impact on amenities of adjoining residential properties