

Location

Brampton is located within the valley of the River Great Ouse, to the south west of Huntingdon. It lies between the A1 to the west, the A14 and Alconbury Brook tributary valley, to the north, the valley of the River Great Ouse to the east and RAF Brampton to the south.

Brampton lies within the Ouse Valley landscape character area and its immediate landscape setting to the north and east is provided by the valley floor and gentle valley sides of the river floodplain. Hinchingsbrooke Country Park lies beyond the B1514 to the north of the village. To the west and south west, beyond the A1, the landform rises and the character of the landscape changes to that of the Southern Wolds.

The historic core of the village is still clearly evident being defined by historic properties along Buckden Road and the High Street. Notable landmarks include the church of St Mary Magdelene and Pepy's Farmhouse to the east of Buckden Road. The village has grown substantially through residential development including a number of estates built to accommodate personnel from RAF Brampton which is located to the south of the village, and residential estates now dominate the western and southern edges of the village.

The village is largely segregated from RAF Brampton to the south by a belt of open, arable land which forms a 'green wedge' along the southern village edge demarcated by streams and a significant belt of vegetation along the northern edge of the RAF base. To the eastern edge of the village, recent linear development along Buckden Road including housing, a garden centre, golf course and petrol station, has partly eroded the green wedge and in this location the village is now physically connected to the RAF base.

Brampton is visually well contained within the landscape and the village centre is not openly visible from the surrounding landscape or highways. This high degree of visual containment results from the relatively low lying and flat topography, the screening and segregating effect of surrounding transportation corridors, and established vegetation along the village edges, notably along Buckden Road and the B1514 Thrapston Road. The exception is the recent residential development to the western edge of the village which is highly visible from the elevated junction of the A1 and A14, and from the distant ridge at Alconbury.

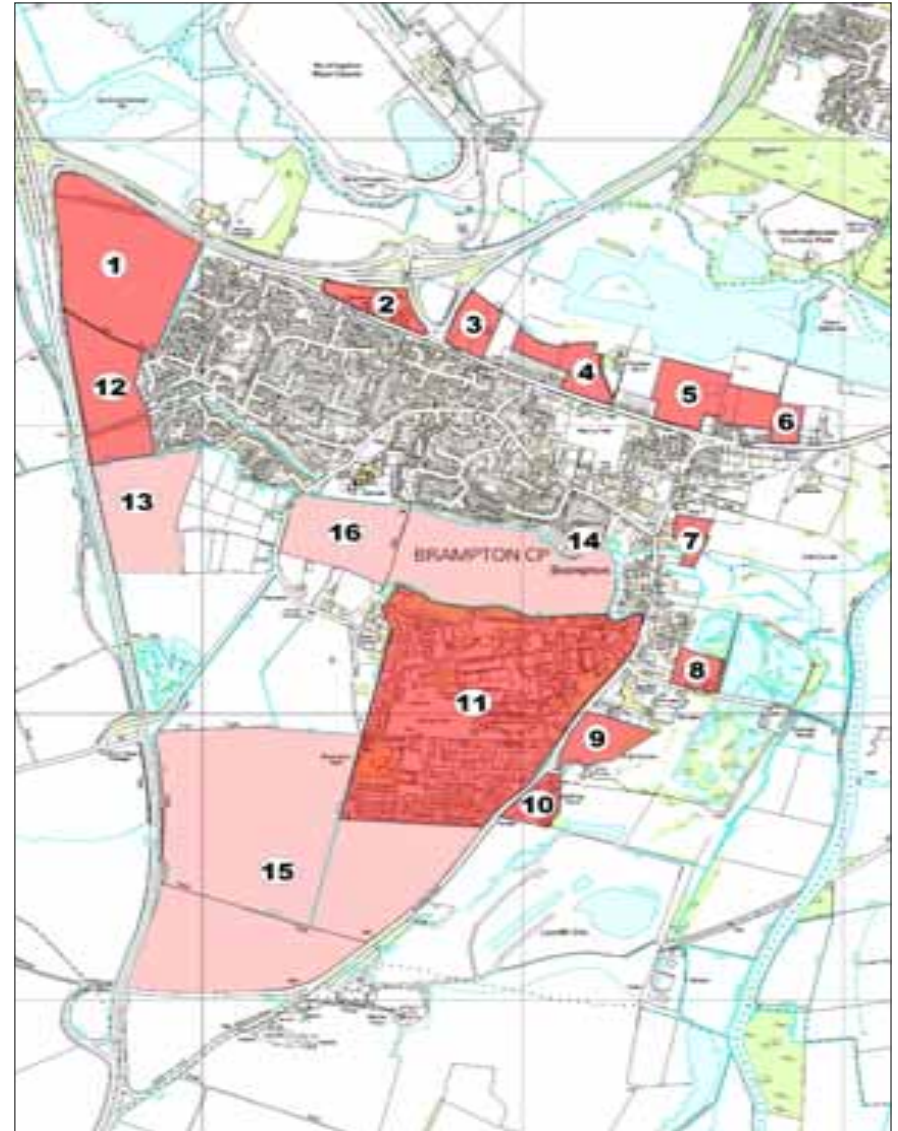
Sites 13-16 were not considered further in the assessment, as they were either within the flood plain or in the case of site 15 were clearly separated from the rest of the settlement, notwithstanding the potential future role of RAF Brampton.

Key Assets

- ✍ Strong historic association with River Great Ouse
- ✍ Attractive, high quality landscape setting, particularly to north and east
- ✍ Memorable historic core and village green
- ✍ Numerous areas of archaeological and ecological value.

Key Issues

- ✍ Protecting areas of high landscape quality
- ✍ Conserving the intact character of the Ouse Valley landscape
- ✍ Minimising the impact of the A1/A14 on adjacent housing areas
- ✍ Protecting the green wedge between the village and RAF Brampton



Land West of Brampton

1

Site Survey

Site Location and Context

The site is located to the north western edge of Brampton between recent residential development to the east, the A1 to the west and the A14 to the north. Housing to the east backs onto the site and there is the potential to link new development to the existing residential development via the existing footpath, the track to the southern edge of the study area and the estate road network to the north east.

Land Use

The land is in agricultural use, the boundaries of which are defined by the A14 and A1.

Topography and Landform

The land is very flat.

Vegetation (Trees and Hedgerows)

The quality of hedgerow is poor. It consists of broken hedgerow which line the east and west sides. The hedgerow is made up of traditional vegetation, such as hawthorne and blackberry bushes. The eastern side is bounded by fencing with overhanging trees situated in rear gardens of the adjacent residential development.

Hydrological Features (Streams and Watercourses)

There are no hydrological features evident on the site. However, a relatively wide drainage ditch borders the eastern boundary and would need consideration if development were to occur. There are two trees present on the site.

Routes and physical Connectivity (Access, access to village centre/services etc.)

There lies the potential to connect the development to the existing residential development via existing access points. Two potential vehicular access points are present on the site on the eastern side and could connect to Dorling Way/Lomax Drive and Laws Crescent. There are two existing pedestrian access points - one at the southern corner and the other the northern corner. The village centre is approximately 1 km to the south east and access to the village can be made via existing roads. There are bus services which operate along Miller Way which connect the area with Brampton centre, Hinchbrook, the station, Huntingdon town centre and St Neots.

Views and Visual Connectivity (In and out, visual prominence and landmarks/focal points)

There are views of the landscape beyond the A1 consisting of open agricultural land and scattered woodland blocks. However, due to the presence of the A1, these views are largely obscured and can only be viewed from the eastern edge looking in a southerly direction.

Landscape Quality/Condition

Two parkland trees are dead/in decline on the site. The hedgerow is in poor condition, it is patchy and parts are in decline. As the site is bordered by the A1 to the west and the A14 to the north the sight and sound of the traffic impacts enormously upon the visual quality of the landscape.

Site Role and Function

The site acts as an important green wedge between the outskirts of Brampton and the A14/A1.

Site Constraints

Conservation Area

The site is not in the Brampton Conservation Area. The Conservation Area boundary is approximately 700m south east, towards West End road.

Listed Buildings

There are no listed buildings in the immediate vicinity.

Archaeological Sites

The site is located in an area of high archaeological potential the northern study area contains two archaeological sites (ridge and furrow and linear ditches), which are likely to require further evaluation as part of any future development appraisal. Cropmarks throughout this area indicate the presence of an extensive prehistoric and/or Roman settlement. The site is also located in an extensive prehistoric monumental landscape and is partially scheduled. Notwithstanding development would not affect listed buildings or Scheduled Ancient Monuments. It is recommended however, that any planning application for the area is supported by the results of an archaeological evaluation.

Tree Preservation Orders

No TPOs are present or adjacent to the site.

Public Rights of Way (PROW)

A PROW runs along the southern boundary of the site and an informal footpath runs along the perimeter of the northern, eastern and western boundaries.

County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species

Hichingbrooke County Park, a County Wildlife Site, is approximately 1.9km east beyond Thrapston Road (B1514). There are no SSSIs, Nature Reserves or habitats of legally protected species in the vicinity of the site.

Flood Plain

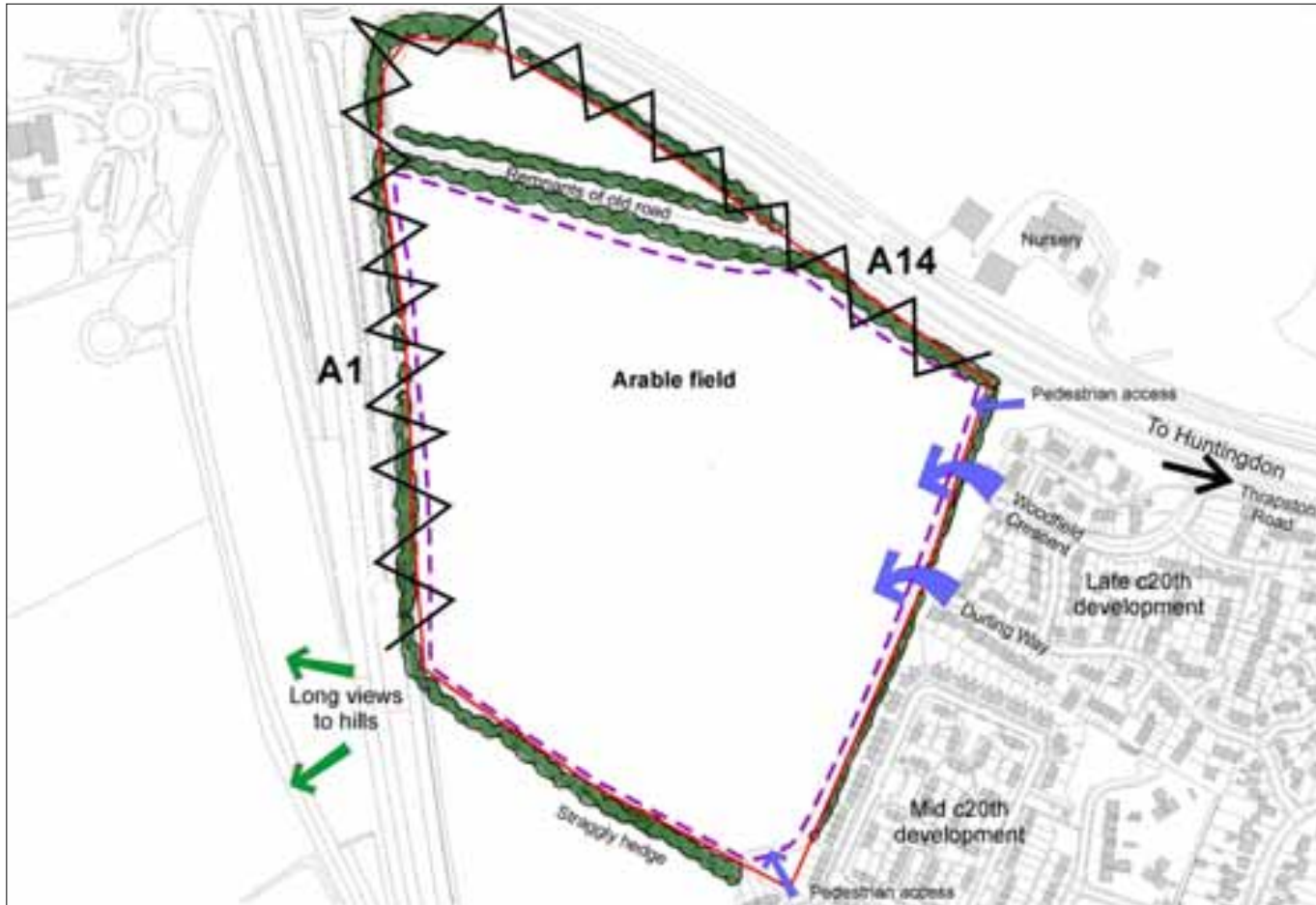
The site is not at risk from 1:100 year flooding and therefore not at risk from 1:100 year flooding.

Highway Capacity

Highway and junction capacity will need to be accessed. Two points of access would be required to serve the amount of units that the site could accommodate. However, it is unclear how access may be achieved and ransom strips may exist.

Education Capacity

Brampton County Infants and Junior Schools are to the south.



Site Analysis

This site is available but has limited suitability for residential development.



Site Concept



Site Information

Landowner
Taylor Woodrow Developments Limited

Agent
Development Land & Planning Consultants Ltd.

Site Area
18.7 hectares

Developable Area
35%

Notional Density Range
35 / ha

Notional Capacity
240

Site Survey

Site Location and Context
The site consists of a small, triangular expanse of land which is completely encircled by roads including Thrapston Road to the south and the A14 to the north east. Land to the south of the site has been extensively developed into housing which backs onto Thrapston Road. There is a detached farm house (Meadow View Farm) towards the eastern end of the site along with a number of outbuildings.
Land Use
The eastern side of the site is predominantly used as cattle pasture. On the western side there is a detached farmhouse and collection of barns and outbuildings, many of which appear to be in poor condition.
Topography and Landform
The land is slightly uneven.
Vegetation (Trees and Hedgerows)
A low part traditional hedgerow marks the southern boundary with Thrapston Road, whilst to the east and north the site boundaries are formed by steep embankments and acoustic fences of the A14. Although current screening does exist, particularly along the north boundary, it would need to be significantly enhanced if development were to occur.
Hydrological Features (Streams and Watercourses)
There are no hydrological features on the site.
Other on Site Features (Particular landscape features, existing buildings etc.)
There is a working farmhouse and associated outbuildings in the western half of the site.
Routes and physical Connectivity (Access, access to village centre/services etc.)
There are two potential vehicular access points along the eastern boundary which could connect to Dorling Way/Lomax Drive and Laws Crescent. Two pedestrian accesses exist; a footbridge at the southern corner leading to West End and one in the northern corner which leads to open space behind the existing residential development. The village centre is approximately 1 km to the south east and access can be made via existing roads. There are bus services which operate along Miller Way which connect the area with Brampton centre, Hinchbrooke, the station, Huntingdon town centre and St Neots.
Landscape Quality/Condition
The landscape quality is low as the site is completely dominated by the roads and poor quality outbuildings. The quality of the grazing appeared relative good; this is further reinforced by the healthy hedgerows which surround the site.
Site Role and Function
The site acts as an important green wedge between Brampton and the A14.

Site Constraints

Conservation Area
The site is not in the Brampton Conservation Area. The boundary of the Conservation Area is approximately 400m south east along The Green.
Listed Buildings
There are no listed buildings on or in the vicinity of the site.
Archaeological Sites
The site is located in an area of high archaeological potential. The western end of this site is a Scheduled Monument; a prehistoric monumental complex including a cursus and barrow cemetery, overlain by a probable later prehistoric settlement.
Tree Preservation Orders
There are no TPOs on the site.
Public Rights of Way (PROW)
There are no PROW's on the site. However, a PROW does link Thrapston Road to the Miller Way. This runs adjacent to Woolley Close and lies to the south of the site, beyond Thrapston Road.
County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species
Hinchbrooke Gravel Pits, a County Wildlife Site is approximately 500m east, beyond the slip road. Brampton Racecourse, a SSSI is approximately 700m north of the site. There are no Nature Reserves or habitats of legally protected species in the vicinity of the site.
Flood Plain
The site is not in a functional flood plain and therefore not at risk from 1:100 year flooding.
Highway Capacity
Improvement of infrastructure to local schools and services should be examined, together with the potential extension of the Brampton and Huntingdon cycleway. Adequate frontage to the site exists to form simple junctions that would be required to serve development.
Education Capacity
Brampton County Infants and Junior Schools are approximately 1.2km south east.



Site Analysis

This site may be available but is unsuitable for residential development.

Site Information	
Landowner	Property and Procurement Cambridge County Council
Agent	John Martin and Associates
Site Area	2 hectares
Developable Area	62.5%
Notional Density Range	35 / ha
Notional Capacity	Potential as hotel or high quality employment

Site Survey

Site Location and Context

The site is two fields, one is adjacent to the A14 westbound slip road and to the north Thrapston Road, and neighbouring the other field are the allotments north of Thrapston Road. There is a new development, a private house, on the land between the two sites with a new paddock that extends to the north boundary of the site.

Land Use

The field adjacent to the A14 slip road is rough grassland. The second part of the site comprises allotments.

Topography and Landform

The site comprises flat land in the Alconbury Brook flood plain.

Vegetation (Trees and Hedgerows)

Native hedgerow species, rough grassland and the vegetables and plants grown on the allotments.

Hydrological Features (Streams and Watercourses)

There are no hydrological features on the site, however, there is a drain adjacent to the A14 slip road and site boundary.

Other on Site Features (Particular landscape features, existing buildings etc.)

There are no on site features.

Routes and physical Connectivity (Access, access to village centre/services etc.)

The site is accessible being located at the northern edge of the village, and is only a short distance from the High Street and village services. Thrapston Road is on the main bus route into Huntingdon, approximately 4km away. Brampton is well linked with a footpath and cycleway to Huntingdon, although there is only a paved footpath on the south side of Thrapston Road, opposite the site.

Views and Visual Connectivity (In and out, visual prominence and landmarks/focal points)

The views are restricted by the enclosed field systems which are surrounded by native hedgerows. There are views across the rough grassland from the A 14 slip road and from the roundabout at the Thrapston Road Junction.

Landscape Quality/Condition

The landscape quality is relatively good, the rough grassland, new paddock and house sit within the existing field system and hedgerows, as does the allotments.

Site Role and Function

The site primarily acts as a flood plain and the land use reflect this, pasture and allotments.

Site Constraints

Conservation Area

The site is not in the Brampton Conservation Area, this extends south beyond Thrapston Road.

Listed Buildings

There are no listed buildings on the site, although a grade II listed milestone is approximately 100m south east of the site.

Archaeological Sites

The site is located in an area of high archaeological potential. The western end is located less than 400m from a Scheduled Ancient Monument; a prehistoric monumental complex including a cursus and barrow cemetery, overlain by a probable later prehistoric settlement. Further archaeological remains may be masked by the presence of ridge and furrow traces of medieval agriculture.

Tree Preservation Orders

There are no TPOs on the site.

Public Rights of Way (PROW)

There are no PROWs on or around the site.

County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species

Hinchingbrooke Gravel Pits, a County Wildlife Site, is adjacent the site to the north. Huntingdon Racecourse, a SSSI, is approximately 700m north west, beyond the A14. There are no Nature Reserves or habitats of legally protected species in the vicinity of the site.

Flood Plain

The site is at risk from 1:100 year flooding as it is completely within the flood plain.

Highway Capacity

Two junctions would be required to serve the site; adequate frontage exists to achieve this. However, capacity issues may arise on the links and junctions to Huntingdon.

Education Capacity

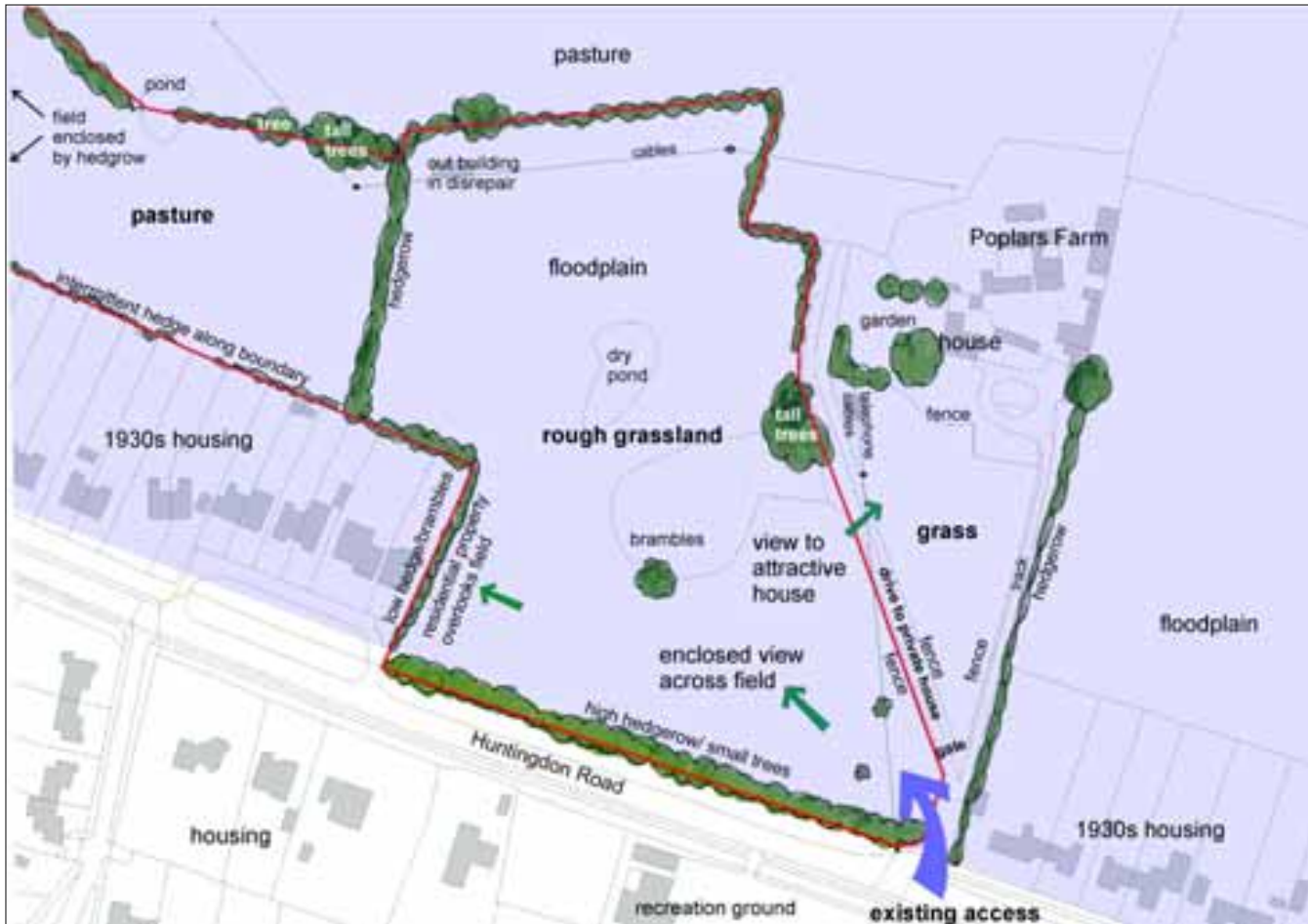
Brampton County Infants and Junior Schools are approximately 600m south, beyond Green Lane. The nearest secondary school is Hinchingbrooke School, approximately 1.7km north east of the site.

Site Survey

Site Location and Context
The site consists of agricultural land north of Thrapston Road. It is approximately 3.3ha and is divided into two fields used for grazing which backs onto a lake lying immediately west of Hinchingsbrooke Country Park.
Land Use
The land is used for agricultural/ pastoral purposes.
Topography and Landform
The site comprises flat land and is part of the Alconbury Brook flood plain.
Vegetation (Trees and Hedgerows)
Native hedgerows, including hawthorn, ash and brambles, as well as species found in rough grassland.
Hydrological Features (Streams and Watercourses)
There are two ponds on the site however one is dry.
Other on Site Features (Particular landscape features, existing buildings etc.)
In the north west corner of the field directly fronting the Thrapston Road, there is an out building in disrepair made of wood and corrugated iron.
Routes and physical Connectivity (Access, access to village centre/services etc.)
The site is well located to the north of the village along Thrapston Road. There is access by foot across the recreation ground to the High Street and village services. There is a direct footpath and cycleway alongside the road which lines the 3km to Huntingdon.
Views and Visual Connectivity (In and out, visual prominence and landmarks/focal points)
The views are limited by the enclosed field system, with only short views to the adjacent residential properties. The site is not overlooked from the road as there is a tall hedge between Thrapston Road and the site.
Landscape Quality/Condition
The landscape quality reflects agricultural land use with the old field enclosure system being surrounded by native/ hawthorn hedgerows.
Site Role and Function
The site acts as a flood plain and is liable to flooding, as such, it is used as pastoral land.

Site Constraints

Conservation Area
The site is not in the Brampton Conservation Area, this extends south beyond Thrapston Road.
Listed Buildings
There are no listed buildings on the site.
Archaeological Sites
The site is located in an area of archaeological potential. The western end of the site is less than 400m from a Scheduled Monument, a prehistoric monumental complex including a curus and barrow cemetery, overlain by a probable later prehistoric settlement. Further archaeological remains may be masked by the presence of ridge and furrow traces of medieval agriculture.
Tree Preservation Orders
There are no TPOs on the site.
Public Rights of Way (PROW)
There are no PROWs on or around the site.
County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species
Hinchingsbrooke Gravel Pits, a County Wildlife Site, is immediately adjacent the site to the north. Huntingdon Racecourse, a SSSI, is approximately 1km north west of the site. There are no Nature Reserves or habitats of legally protected species in the vicinity of the site.
Flood Plain
The entire site is in a functional flood plain and is therefore at risk of 1:100 year flooding.
Highway Capacity
Two junctions would be required to serve the site; adequate frontage exists to achieve this. However, capacity issues may arise on the links and junctions to Huntingdon.
Education Capacity
Brampton County Infants and Junior Schools are approximately 800m south west, beyond Kyle Crescent. The nearest secondary school is Hinchingsbrooke School, approximately 1.5km north east of the site.



Site Analysis



Site Information

- Landowner**
Not known
- Agent**
Cromwell Country Homes
- Site Area**
3.3 hectares
- Developable Area**
-
- Notional Density Range**
-
- Notional Capacity**
-

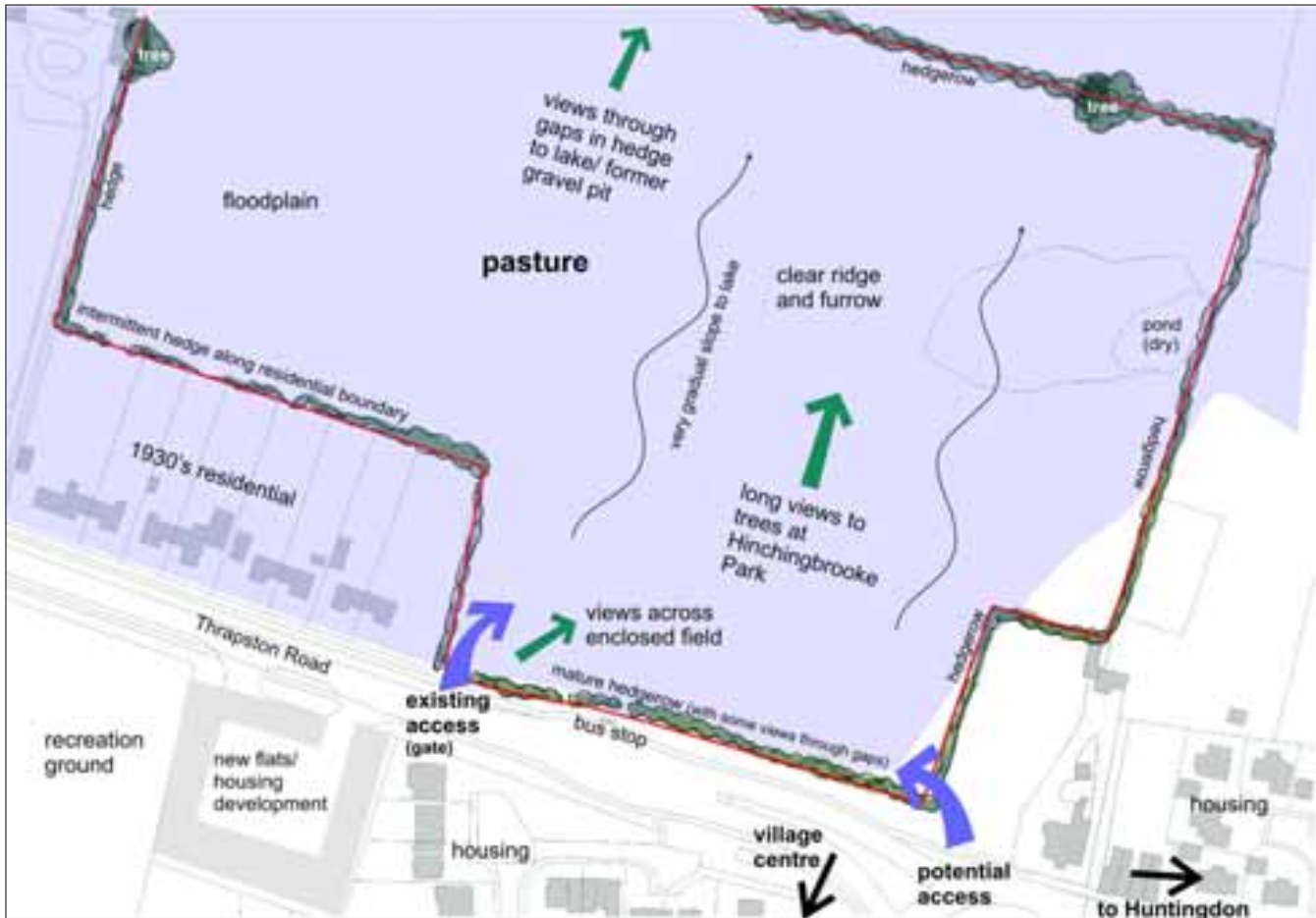
This site is available but is not suitable for residential development.

Site Survey

Site Location and Context
The site consists of agricultural land on the northern side of Thrapston Road. It is approximately 5.7ha and is used for grazing purposes. It backs onto a lake lying in Hinchingsbrooke Country Park.
Land Use
The site comprises pasture/ agricultural land.
Topography and Landform
The land is virtually flat with a gradual slope to the north (the lake). The surface is undulating ridge and furrow. It is part of the Alconbury Brook flood plain.
Vegetation (Trees and Hedgerows)
The vegetation comprises native hedgerow species and grassland.
Hydrological Features (Streams and Watercourses)
A pond is located to the north east of the site; it was dry at the time of survey.
Other on Site Features (Particular landscape features, existing buildings etc.)
There are archaeological features on the site including undulating ridge and furrow, as well as other possible earthworks.
Routes and physical Connectivity (Access, access to village centre/services etc.)
The site has good connectivity being close to the village facilities, the recreation ground and bus route on Thrapston Road. The services in Brampton are easily accessible as the site is approximately 800m to the High Street. Huntingdon, approximately 3km north east, is well linked directly by footpath, cycleway and road.
Views and Visual Connectivity (In and out, visual prominence and landmarks/focal points)
The field is enclosed by hedgerows, but to the north there are views through the gaps of the lake. Beyond the lake, on higher ground, are attractive and unspoilt views to the woodland at Hinchingsbrooke Country Park. The site is overlooked by a small number of houses on Thrapston Road.
Landscape Quality/Condition
The landscape quality is high as it shows the remains of the old village field systems surrounded by hawthorn hedgerow.
Site Role and Function
It is pastoral agricultural land. The primary role of the site is to act as a flood plain.

Site Constraints

Conservation Area
The site is not in the Brampton Conservation Area, this extends south beyond Thrapston Road.
Listed Buildings
There are no listed buildings on the site.
Archaeological Sites
The site is located in an area of archaeological potential. The western end of the site close to a Scheduled Monument; a prehistoric monumental complex including a curus and barrow cemetery, overlain by a probable later prehistoric settlement. Further archaeological remains may be masked by the presence of ridge and furrow traces of medieval agriculture.
Tree Preservation Orders
There are no TPOs on the site.
Public Rights of Way (PROW)
There are no PROWs on or around the site.
County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species
Hinchingsbrooke Gravel Pits, a County Wildlife Site, is immediately adjacent the site to the north. Huntingdon Racecourse, a SSSI, is approximately 1km north west of the site. There are no Nature Reserves or habitats of legally protected species in the vicinity of the site.
Flood Plain
The entire site is in a functional flood plain and is therefore at risk of 1:100 year flooding.
Highway Capacity
Two junctions would be required to serve the site; adequate frontage exists to achieve this. However, capacity issues may arise on the links and junctions to Huntingdon.
Education Capacity
Brampton County Infants and Junior Schools are approximately 900m south west, beyond Kyle Crescent. The nearest secondary school is Hinchingsbrooke School, approximately 1.2km north east of the site.



This site may be available but is not suitable for residential development.

Site Information

Landowner
Church Commissioners

Agent
Smiths Gore

Site Area
5.7 hectares

Developable Area
-

Notional Density Range
-

Notional Capacity
-

Land north of Huntingdon Road

Site Survey

Site Location and Context
The site is located on the eastern fringe of Brampton approximately 200m from the Thrapston Road/Huntingdon Road roundabout. The northern edge of the site is adjacent Hinchinbrooke Country Park Lake which is approximately 100m north of the site. The southern edge is adjacent to Huntingdon Road and both the eastern and western boundaries are surrounded by low density pre-war development. A PROW runs through the centre of the site which provides access to Hinchinbrooke Country Park.
Land Use
Land to the west of the PROW is currently used as grazing for horses. In this area there are also outbuildings associated with equestrian use. Land to the east of the PROW consists of improved grassland, although there is evidence that it has been used for grazing in the past.
Topography and Landform
The land is very slightly uneven and slopes slightly towards the northern edge.
Vegetation (Trees and Hedgerows)
The site is surrounded by plentiful vegetation, to the west of the PROW there is a fairly tall hedgerow which is lined with wire fencing. To the north east of the PROW there is a conifer hedgerow creating a boundary for the dwelling house No. 41 Huntingdon Road, this changes to wire fencing towards the southern half. The south western boundary is lined with traditional hedgerow which also encompasses the far western boundary.
Hydrological Features (Streams and Watercourses)
The site is adjacent to Hinchinbrooke Lake and provides pedestrian access to Hinchinbrooke Country Park.
Other on Site Features (Particular landscape features, existing buildings etc.)
There is a large, but evidently declining tree situated at the far north of the site.
Routes and physical Connectivity (Access, access to village centre/services etc.)
The site is located along the main road out of Brampton and into Huntingdon. Huntingdon train station is approximately 1.7km north east. The site is well connected to Huntingdon by a cycleway which runs along Huntingdon Road to the west. There are two bus services near the site; one along Brampton High Street and the other at Hinchinbrooke Hospital, both these services frequent St Neots and Huntingdon.
Views and Visual Connectivity (In and out, visual prominence and landmarks/focal points)
There are many very pleasant views of Hinchinbrooke Country Park to the north.
Landscape Quality/Condition
The landscape quality is enhanced as a result of the attractive views of Hinchinbrooke Country Park. The condition of the landscape appears relatively good, particularly on land to the east of the PROW
Site Role and Function
The site acts as an important green wedge between Hinchinbrooke Country Park and Brampton and provides attractive views and landscape.

Site 6: Brampton

Site Constraints

Conservation Area
The site is not the Brampton Conservation Area however, the south-western corner abuts the edge the Conservation Area which continues south of Huntingdon Road.
Listed Buildings
There are no listed buildings on the site. However, No. 23 Huntingdon Road, (Old Bell House) is a grade II listed former Inn which abuts the southern boundary.
Archaeological Sites
The site is not located in an area of archaeological potential.
Tree Preservation Orders
There are no TPOs on the site.
Public Rights of Way (PROW)
The eastern side of the site contains a PROW which provides access to Hinchinbrooke County Park.
County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species
The site backs onto a Hinchinbrooke County Park, a County Wildlife Site, which is located to the north of the site. There are no SSSIs, Nature Reserves or habitats of legally protected species in close proximity.
Flood Plain
The northern half is in a functional flood plain and at risk of 1:100 year flooding.
Highway Capacity
The site has adequate frontage to Huntingdon Road to form two high standard junctions necessitated by this level of development. However, access location will need to be examined. Capacity issues may arise on the links and junctions to Huntingdon.
Education Capacity
Brampton County Infants and Junior Schools are approximately 1.2km away. The nearest secondary school is Hinchinbrooke School, approximately 1km north east, along Huntingdon Road.



Site Analysis

This site may not be available but some of the site is suitable for residential development.



Site Concept



Site Information	
Landowner	Not known
Agent	None
Site Area	3.9 hectares
Developable Area	-
Notional Density Range	35 / ha
Notional Capacity	15

Site Survey

Site Location and Context

The central part of the site lies to the south of the cemetery and is enclosed by fencing and broken hedgerow. To the west of this, there lies an additional expanse of land, which appears to be used as the beer garden for the adjacent pub and is enclosed as such by fencing and walls. The main bulk of the site lies to the south of the Cemetery and is adjacent to Brampton Golf Course. The site is encapsulated by lots of open space which contribute to the site and make it attractive for potential development.

Land Use

The central site consists of improved pasture with land to the south west housing dilapidated agricultural buildings. The land to west appears to be used as a beer garden and houses a few benches.

Topography and Landform

The land is hummocky, uneven and slopes to the south towards the stream. The site itself is bordered by a stream at the southern edge. The additional land to the west, beyond the fencing is flat but very overgrown.

Vegetation (Trees and Hedgerows)

The site is enclosed by fencing which is in turn, bordered by a poor quality, broken hedge to the east. Beyond the southern boundary there lies a stream and woodland which is in the flood plain. In the additional part of the site to the west, there lies a large willow and maple tree.

Hydrological Features (Streams and Watercourses)

A stream lies to the south of the site, but no other watercourses about the site.

Other on Site Features (Particular landscape features, existing buildings etc.)

Two large ash trees are present in the centre of the site lying approximately 45m from the northern boundary. These are covered by TPO 7.89.

Routes and physical Connectivity (Access, access to village centre/services etc.)

There is existing pedestrian access on the northern boundary which leads to a paddock area external to the site. There are no existing vehicular access points. The only potential access point lies to the south. This would require significant highway works in order to make it a safe and viable junction. The site is located in the rural centre of Brampton and relates well to surrounding development. The nearest bus service is approximately 400m to the east, along the High Street.

Views and Visual Connectivity (In and out, visual prominence and landmarks/focal points)

Views of the golf course lie to the east and to the south there are views of woodland and the stream.

Landscape Quality/Condition

The site contains two attractive features in the protected ash trees. The dilapidated outbuildings create an eyesore.

Site Role and Function

The area of land to south, towards the stream acts as a flood plain. However, as the entire site is well screened from the road and rest of the village, it does not contribute to Brampton in any significant way.

Site 7: Brampton

Site Constraints

Conservation Area

The entire area is located in the Brampton Conservation Area; subsequent development will require consideration in order to minimise the impact on the area.

Listed Buildings

There are a number of listed buildings within the immediate vicinity No 25 Church Road (The Black Bull PH), No 27 Manor Cottage Church Road and St Mary's Church. Manor Cottage is a late 18th Century timber framed house which is immediately adjacent the western boundary. The Black Bull PH is a late 16th century timber framed house. It is also adjacent the western boundary. St Mary's Church is a building which has a varied construction history spanning a number of different centuries. The church is immediately adjacent the site to the north.

Archaeological Sites

The site is located in an area of archaeological potential. There is evidence of medieval pits situated along the boundary of St Mary's Church/ Black Bull PH. Also, to the south of the site, along the Manor Farm boundary, are ponds dating from 1066 to 1539 AD.

Tree Preservation Orders

There are no TPOs on the site.

Public Rights of Way (PROW)

A PROW bisects the very northern area of the site, beyond the church and cemetery. It runs in a north easterly direction into a neighbouring paddock.

County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species

There are three County Wildlife Sites in close proximity to the site, the River Ouse is approximately 600m south east; West Meadow is 900m south east and Hinchbrook Gravel Pits is approximately 500m north. There are no SSSIs, Nature Reserves or habitats of legally protected species nearby.

Flood Plain

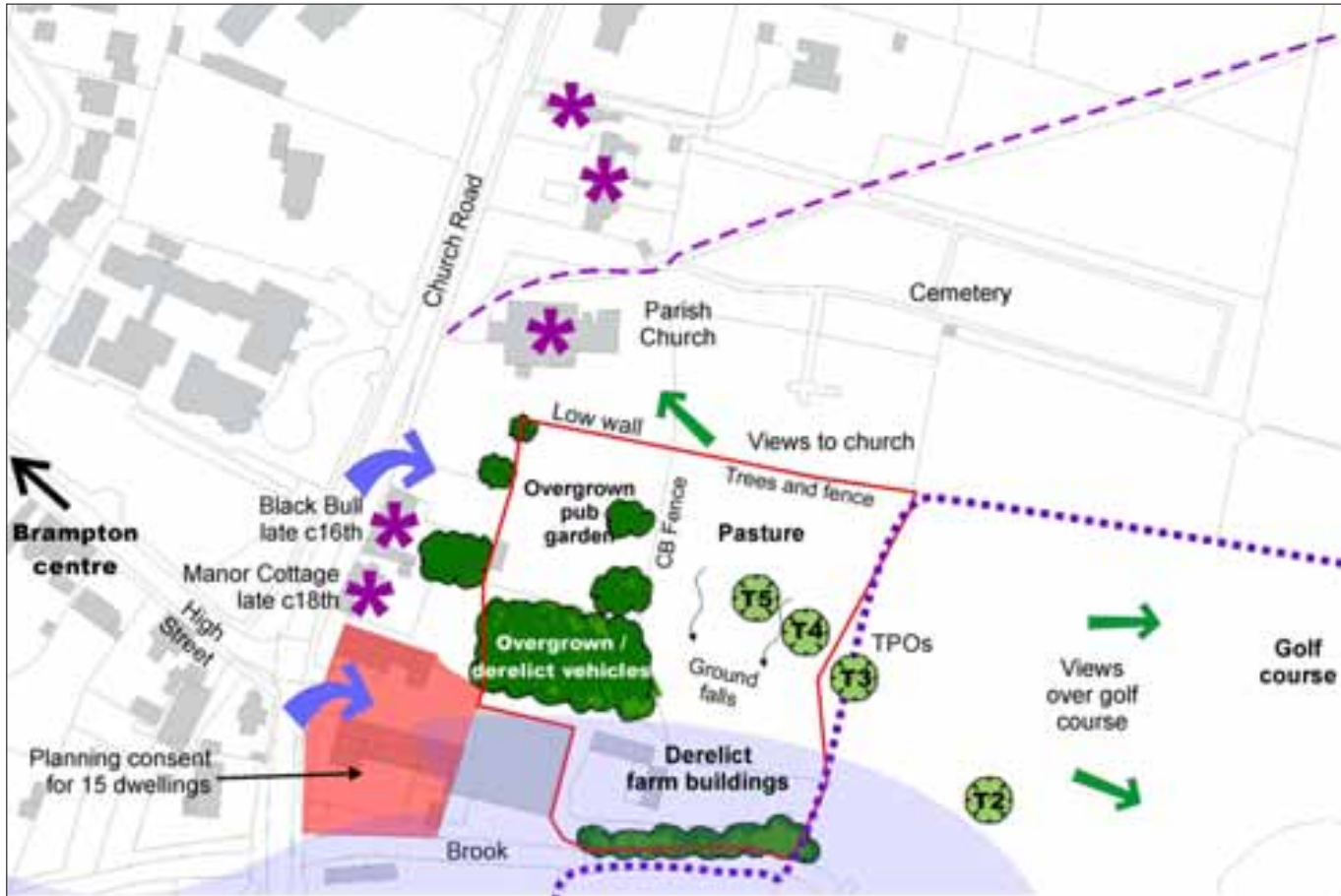
The northern part of the site is not in a functional flood plain and therefore not at risk of 1:100 year flooding. However, the area immediately south of the site, which could be used for vehicular access, is the flood plain of the River Ouse.

Highway Capacity

There is no immediate access to the highway. If access is to be achieved via the pub car park junction inadequate visibility exists.

Education Capacity

Brampton County Junior School lies approximately 1.1km to the west.



Site Analysis

This site may not be available and has limited suitability for residential development.



Site Concept



Site Information	
Landowner	The Diocese of Ely
Agent	Howard Sharp & Partners
Site Area	1.1 hectares
Developable Area	-
Notional Density Range	-
Notional Capacity	10

Site Survey

Site Location and Context
The site is located along River Lane, which is a narrow road bordered by mature and native trees. To the south of the site is Brampton Golf Course and Brampton Nurseries. Low density, large housing lies to the west of the site. The northern and eastern edges of the site are adjacent disused gravel pits which are now lakes. This creates an attractive topography and pleasant views across the lake from the northern boundary of the site.
Land Use
The site comprises a large, low density dwelling house and its curtailage which includes outbuildings and stables.
Topography and Landform
The land is very flat and in good condition on account of it being used as a garden.
Vegetation (Trees and Hedgerows)
Mature trees surround the site to the north, south, east and west. Native trees line both sides of River Lane to create a canopy effect. There is very good quality screening which essentially hides the site from existing dwelling houses.
Hydrological Features (Streams and Watercourses)
There are no hydrological features on the site. However, the eastern and northern edges are bordered by old gravel pits which are now lakes. These create attractive views and an interesting topography.
Other on Site Features (Particular landscape features, existing buildings etc.)
The dwelling house (7 River Lane) and associated outbuildings currently exist on the site. The house is approximately 50m from the southern boundary and the outbuildings abuts this boundary.
Routes and physical Connectivity (Access, access to village centre/services etc.)
River Lane is narrow and may not be suited for the additional demand any potential development would generate. A PROW runs along the lane and provides good access into the village of Brampton. Due to the good condition of the road it could be used as a cycleway into Brampton. The nearest bus service is at he High Street; this frequents St Neots and Huntingdon.
Views and Visual Connectivity (In and out, visual prominence and landmarks/focal points)
To the north there are views of large mature trees and beyond these, the lake (although this is well screened by the trees).
Landscape Quality/Condition
There are no high quality features on the site.
Site Role and Function
The site does not have a any real role apart from providing housing.

Site Constraints

Conservation Area
The site is not in the Brampton Conservation Area.
Listed Buildings
There are no listed buildings on the site.
Tree Preservation Orders
There are no TPOs on the site. There is however, a TPO, TPO 15.96 covering trees at 5 River Lane which abut the site.
Public Rights of Way (PROW)
A PROW runs along the southern boundary (River Lane).
County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species
There are two County Wildlife Sites in close proximity to the site. The River Ouse is approximately 500m east and Brampton Flood Meadows are approximately 400m south east. There are no SSSIs or habitats of legally protected species in the vicinity of the site.
Flood Plain
The site is not in a functional flood plain and therefore not at risk of 1:100 year flooding. The flood plain abuts the northern and eastern boundaries of the site, but does not encroach on to it.
Highway Capacity
River Lane consists of a narrow tarmaced lane which serves the existing dwelling houses. The lane is single track which may affect the demand that could be placed on it.
Education Capacity
Brampton County Junior and Infant Schools are approximately 1.2km north west of the site.



Site Analysis

This site may not be available and has limited suitability for residential development.



Site Information	
Landowner	Not known
Agent	None
Site Area	1.7 hectares
Developable Area	62.5%
Notional Density Range	35
Notional Capacity	35

Golf Club

Site Survey

Site Location and Context

The site is located on the south eastern edge of Brampton and forms part of Brampton Golf Course. To the south is the club house, Buckden landfill site and Stirling Farm, to the west is RAF Brampton and associated housing, to the east are areas of woodland and to the north is Frosts Garden Centre and Brampton Nursery

Land Use

The site consists of the now disused driving range, a small part of the existing golf course and the golf course car park.

Topography and Landform

The site is in the Valley bottom. It has localised hummocky undulations with a general slope towards the river.

Vegetation (Trees and Hedgerows)

Good quality vegetation is present on the site which creates sufficient screening from Buckden Road to the west and existing development beyond this. The western boundary is lined with mature trees and hedgerow planting. Existing vegetation to the south comprises relatively new hedgerow which needs to be enhanced in order to screen the views of Buckden landfill site. A few mature trees dot the site and are on the area of the site that makes the golf course.

Hydrological Features (Streams and Watercourses)

There are no hydrological features on the site, although there appears to be a number of ponds and a lake beyond the eastern boundary which are screened by mature trees.

Other on Site Features (Particular landscape features, existing buildings etc.)

The golf club house and associated car park, although not included in the site, abut the site and would be visible from any potential development.

Routes and physical Connectivity (Access, access to village centre/services etc.)

There is existing vehicular access which leads to the club house and a transport assessment would be required in order to access the highway capacity of this road. There are no PROWs or footpaths on the site. The site is not linked well to surrounding development or the village of Brampton. There are no known cycle routes which link the site to the village centre. The nearest bus services are at The Dragoon Pub along Buckden Road which frequent St Neots and Huntingdon.

Views and Visual Connectivity (In and out, visual prominence and landmarks/focal points)

There are views of woodland trees to the east and to the north east.

Landscape Quality/Condition

Due to the site being used as a golf course, the landscape quality is very good with areas of the site landscaped. However, views to the south are plagued by the landfill site which creates an eyesore.

Site Role and Function

The site acts as an important buffer zone and a partial green wedge between the landfill site and Brampton.

Site Constraints

Conservation Area

The site is not in the Brampton Conservation Area.

Listed Buildings

There are no listed buildings on or in close proximity to the site.

Archaeological Sites

The site is located in an area of high archaeological potential, however survival of archaeological remains may have been compromised by the landscaping associated with construction of the golf course.

Tree Preservation Orders

There are no TPOs on the site. There are however, a group of trees abutting the site which are protected by TPO 4.94. These trees comprise 9 weeping beeches and are situated in the car park of Frosts Garden Centre.

Public Rights of Way (PROW)

There are no PROWs are on or around the site.

County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species

There are two County Wildlife Sites in close proximity to the site; Brampton Flood Meadows and the River Ouse are both approximately 600m east of the site. There are no SSSIs, Nature Reserves and habitats of legally protected species in the vicinity of the site.

Flood Plain

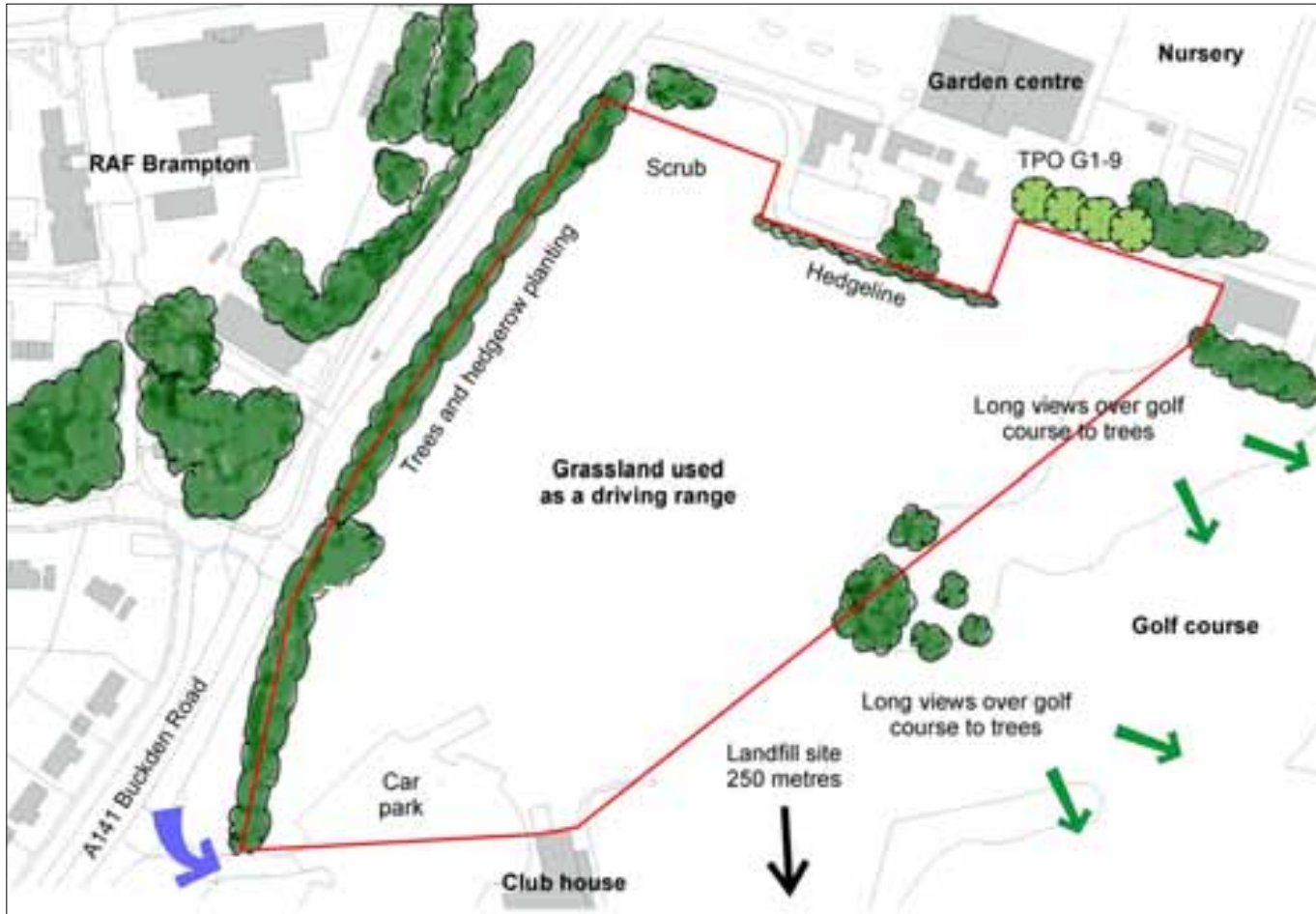
The site is not in a functional flood plain and therefore not at risk from 1:100 year flooding.

Highway Capacity

The existing golf course simple access junction will not be suitable to serve the potential level of development. Upgrading to right turn facility will be necessary. Development will necessitate extension of street lighting/speed limit and associated measures to provide a 'safe' and friendly environment for pedestrians and cyclists.

Education Capacity

The nearest primary schools are Brampton County Junior and Infants Schools, approximately 2km north east of the site.



Site Analysis

This site is available but has limited suitability for residential development.



Site Concept



Site Information

Landowner
Stonecheck Plc.

Agent
John Martin and Associates

Site Area
3 hectares

Developable Area
n/a

Notional Density Range
35 / ha

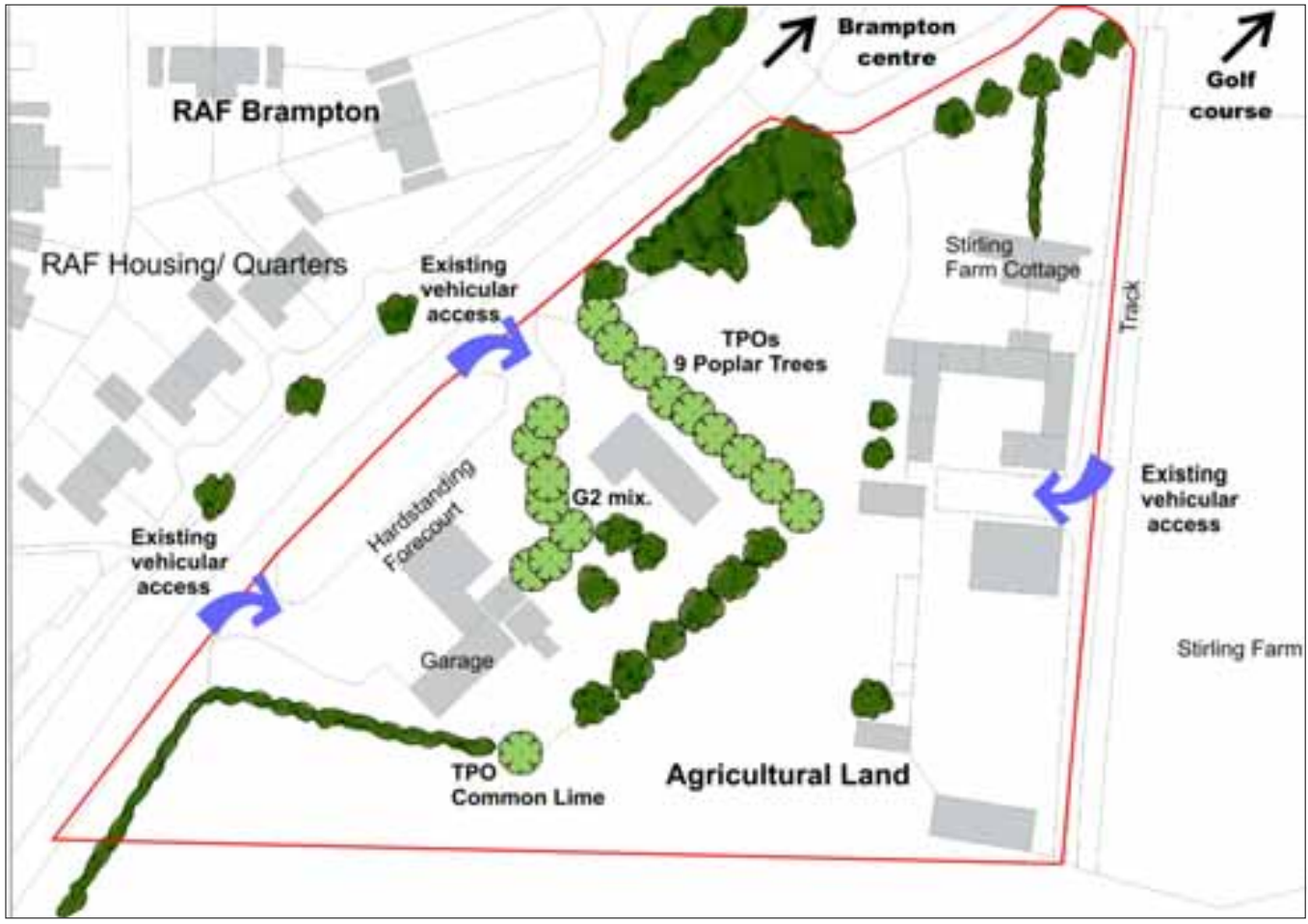
Notional Capacity
50

Site Survey

Site Location and Context
This site is located to the south of Brampton and opposite the RAF base housing. The site is physically separated from the edge of the village by the golf club.
Land Use
Part of the site contains buildings used for car sales and servicing, this section of the site was previously used as a petrol station and there may be some issues with contamination. The remaining part of the site is in agricultural use and contains a farm cottages and agricultural buildings.
Topography and Landform
The site is predominantly flat although there is a slight change in levels. The agricultural part of the site is approximately 0.5m lower than the rest of the site.
Vegetation (Trees and Hedgerows)
There are a number of trees on the site covered by TPOs and they are a dominant feature. There are also hedgerows surrounding some of the site and a number of trees in addition to those with TPOs. There are several trees in front of the farm cottage which appear to be good quality and it may be necessary to have TPOs put on some of these.
Hydrological Features (Streams and Watercourses)
There are no hydrological features visible on the site.
Other on Site Features (Particular landscape features, existing buildings etc.)
In addition to the buildings outlined above there is also a hard-standing forecourt for the garage and a gravel area behind this.
Routes and physical Connectivity (Access, access to village centre/services etc.)
There is a cycle path which finishes opposite the site and it would be possible to walk or cycle to the school or village centre using this route. There are two access points into the garage site and one on the east of the site along the farm track. There is also an existing access route to Stirling farm cottage which could potentially be used to serve any development.
Views and Visual Connectivity (In and out, visual prominence and landmarks/focal points)
The site is quite enclosed and there are no high quality views in or out of the site. The only feature which is visible from the site is the landfill site to the south east.
Landscape Quality/Condition
The landscape is not good quality although there are a high number of good quality trees which would need to be incorporated into any development.
Site Role and Function
In landscape terms the site does not have a significant role or function.

Site Constraints

Conservation Area
The site is not in the Brampton Conservation Area.
Listed Buildings
There are no listed buildings on or in close proximity to the site.
Archaeological Sites
The site is not located in an area of archaeological potential.
Tree Preservation Orders
There is a TPO on the site. TPO 26.87 covers a number of trees including limes, oaks and rowans around the garage.
Public Rights of Way (PROW)
There are no PROWs on or around the site. A track borders the east of the site, which could be used as a footpath and cycleway. This provides access to Stirling Farm Cottage.
County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species
There are two County Wildlife Sites in close proximity to the site. Brampton Hood Meadows and the River Ouse are both approximately 800m east. There are no SSSIs, Nature Reserves or habitats of legally protected species in the vicinity of the site.
Flood Plain
The site is not in a functional flood plain and therefore not at risk from 1:100 year flooding.
Highway Capacity
Existing accesses to former petrol filling station/car sales render access principle acceptable. This junction will not be suitable to serve the potential magnitude of development and upgrading will be required. Pedestrian and cycle link improvements will be necessary.
Education Capacity
Brampton County Junior School is approximately 1.2km north west of the site.



Site Analysis



Site Information	
Landowner	Not known
Agent	None
Site Area	1.5 hectares
Developable Area	-
Notional Density Range	-
Notional Capacity	-

This site is available but is not suitable for residential development.

RAF Brampton

Site Survey

Site Location and Context
The site is located close to the centre of the village, with its main access off Buckden Road.
Land Use
The site is currently an active RAF base, providing accommodation for staff at nearby RAF Wyton as well as for operations on site.
Topography and Landform
The ground is flat.
Vegetation (Trees and Hedgerows)
The site is covered with numerous excellent examples of mature trees. The boundary to Buckden Road along the south eastern boundary is mostly covered by a thick belt of native mature trees.
Hydrological Features (Streams and Watercourses)
A brook runs along the northern boundary.
Other on Site Features (Particular landscape features, existing buildings etc.)
The site is covered with numerous fine examples of mature trees in a parkland setting. It also includes the officers mess building and gatehouse, both listed. Many of the buildings are utilitarian military issue, plain and simple. A 1980s three storey office building with conference facilities is located in the centre of the site. Thick belts of trees are located on the northern, western and eastern sides of the site.
Routes and physical Connectivity (Access, access to village centre/services etc.)
The site is self contained and fenced, as befits an active military base.
Views and Visual Connectivity (In and out, visual prominence and landmarks/focal points)
The site is divorced from the bulk of the rest of the village by an arable field that is wholly within the flood plain. It is however connected to the village along Buckden Road, with the main entrance to the site at the northern end of the base. A locked gate to the north western end of the site allows for public footpath access to the village.
Landscape Quality/Condition
The trees have been well maintained, and provide a high quality environment.
Site Role and Function
The site has a role as an important employment site within the village that due to its rich landscaping softens the edge between it and the open countryside beyond.

Site Constraints

Conservation Area
The site is not in the Brampton Conservation Area. The boundary of the Conservation Area abuts the very north eastern edge of the site, where the boundary extends to the roundabout at Bucken Road/St George's Close.
Listed Buildings
There are three grade II listed buildings on the site, situated in the northern half of the site. These comprise No 1 The Gatehouse a former lodge to Brampton Park circa 1825, No 1 Officers Mess which was designed 1821-22 by Thomas Stedman and the former Coach House and Stables at No 1 Officers Mess.
Archaeological Sites
The site is located in an area of high archaeological potential it is listed as Brampton Park dating from the 18th century. Immediately adjacent the site to the west, is a Dovecote mound dating from Medieval times and Medieval ridge and furrow.
Tree Preservation Orders
There are no TPOs on the site.
Public Rights of Way (PROW)
There is a PROW which runs along the southern boundary and continues along part of the western boundary.
County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species
There are a number of County Wildlife Sites in close proximity to the site, Park Road Grasslands is approximately 800m north west, beyond Park Road; Brampton Flood Meadows is approximately 1km south east of the site, beyond Buckden Road and West Meadows is approximately 1.6km east, beyond the River Ouse. There are two SSSIs in the vicinity of the site, Brampton Wood Nature Reserve is approximately 2.5km west, beyond the A1 and Port Holme is approximately 2.5km east of the site, beyond the railway line. There are no Nature Reserves or habitats of legally protected species in close proximity to the site.
Flood Plain
The far northern edge of the site is within the flood plain of the River Ouse. This area covers approximately 4.8ha. The remainder of the site is not affected by the flood plain and therefore not at risk from 1 in 100 year flooding.
Highway Capacity
The site is accessed via a roundabout. Other road accesses into the site have been closed off to safeguard the security of the site.
Education Capacity
Brampton County Infants and Junior Schools are approximately 900m north west of the site.

Site Survey

Site Location and Context

The site is located to the north western edge of Brampton between recent residential development to the east, the A1 to the west and the A14 to the north. There is the potential to link new development to the existing residential development via existing footpaths. A disused road lies to the south of the site and is currently used as a footpath. This would potentially provide good vehicular access to the site and would be a means of connecting existing development. Land to the south of the old road is included in the site, however, it is in a functional flood plain and at risk from 1:100 year flooding. Land Use The land is currently used for arable agriculture.

Topography and Landform

The land is very flat.

Vegetation (Trees and Hedgerows)

The site is enclosed by traditional hedgerows on the northern, eastern and western boundaries. However, the quality of these hedgerows is poor with much of the flora appearing to be in decline. As a result, there are many gaps in the hedgerows thereby reducing their screening potential.

Hydrological Features (Streams and Watercourses)

A ditch runs along the southern edge alongside the old road and to the west of the site.

Other on Site Features (Particular landscape features, existing buildings etc.)

The old road provides delineation between the area of the site in the flood plain, and the rest of the site. This road is bordered either side by mature trees providing good quality screening from houses to the south east.

Routes and physical Connectivity (Access, access to village centre/services etc.)

There is one existing access point via the old road. A further potential access point at Hansell Road to the south east of the site would be problematic due to highway capacity issues. The site is well connected by existing footpaths, there is a PROW which runs along the northern boundary and an informal footpath appears to run along the remaining parameters. The village centre lies approximately 800m to the south east of the site access to the village can be made via existing roads.

Views and Visual Connectivity (In and out, visual prominence and landmarks/focal points)

There are views to the west of the site beyond the A1 of clayhills and woodland. To the south, beyond the old road, there are views to agricultural landscape and mature trees.

Landscape Quality/Condition

The hedgerow is in poor condition it is patchy and parts are in decline. As the site is bordered by the A1 to the west and the A14 to the north the sight and sound of the traffic impacts enormously upon the visual quality of the landscape.

Site Role and Function

The site acts as an important green wedge between the outskirts of Brampton and the A14/A1 and the southern area, beyond the old road, also acts as a flood plain.

Site Constraints

Conservation Area

The site is not in the Brampton Conservation Area.

Listed Buildings

There are no listed buildings on or in close proximity to the site.

Archaeological Sites

No artefacts have been found on the site. However, land to the south has undergone archaeological evaluation by Cambridgeshire County Council. Finds on this land include two items dating from Saxon times, multi-period features and a quarry and cremation dating from neolithic times.

Tree Preservation Orders

There are no TPOs present on the site. However, the eastern side is adjacent to a number of trees covered by TPO 22.99.

Public Rights of Way (PROW)

A PROW runs along the northern edge of the site.

County Wildlife Sites, SSSIs, Nature Reserves, Habitats of Legally Protected Species

There are two County Wildlife Sites in close proximity to the site. Park Road Grasslands is approximately 400m south east and Hinchinbrooke Gravel Pits are approximately 1.4km north east of the site.

Flood Plain

Approximately 1/3 of the site is in a functional flood plain. The southern part of the site, beyond the old road, measuring approximately 2.1ha is covered by a functional flood plain and at risk from 1:100 year flooding.

Highway Capacity

Access via West End may be achievable in principle, however, the existing highway and junction capacity will need to be accessed.

Education Capacity

Brampton County Infants and Junior Schools are to the east of the site.



Site Analysis



Site Concept



This site is available but has limited suitability for residential development.

Site Information

Landowner
Not known

Agent
Lenton Trustees

Site Area
8.8 hectares

Developable Area
30%

Notional Density Range
35 / ha

Notional Capacity
80