FIRST PASS · LP-196

14 January 2026

Land west of Victoria Terrace, Hemingford Road, St Ives, Cambridgeshire

Huntingdonshire District Council (Cambridgeshire), PE27 5HD

WALK AWAY It is considered that the field should not be pursued, because all of it lies in Flood Zone 3a and a sequential test across Huntingdonshire would find land at lower risk.

THE THREE BLOCKERS

1. The whole field is in Flood Zone 3a on the Environment Agency's flood map, and so is the frontage where an entrance off Hemingford Road would go.
2. The field lies wholly within the St Ives Conservation Area and adjoins Victoria Terrace, a Grade II listed terrace, whose listed outline comes within about 4 m of its eastern edge.
3. The field is countryside under Policy LP10, outside the built-up area that Policies LP7 and LP9 look to for new homes, and inside the Great Ouse Valley green infrastructure priority area.

THE SITE



Site boundary (indicative) Flood Zone 2 Flood Zone 3

Aerial photograph: Esri World Imagery (Esri, Maxar, Earthstar Geographics), read 14/01/2026. Boundary: HM Land Registry INSPIRE index polygon, which is indicative and is not the title plan. Flood zones: Environment Agency, Flood Map for Planning (Flood Zones 2 and 3, rivers and sea), read 14/01/2026. Not to scale for measurement.

The evidence behind this page

Every point above, in full, with what would settle it, who settles it, roughly what that costs and where each fact comes from.

THE BLOCKERS IN FULL

1 **The whole field is in Flood Zone 3a on the Environment Agency's flood map, and so is the frontage where an entrance off Hemingford Road would go. Policy LP5 of the Huntingdonshire Local Plan to 2036 supports housing only where the sequential test is applied and passed. The Cambridgeshire Flood and Water SPD sets the area of search as usually the whole district, which holds a great deal of land at lower risk. Twenty homes here would have to show no reasonably available site in Flood Zone 1 anywhere in Huntingdonshire, and then pass the exception test as well.**

What would settle it	Nothing the owner can do changes the flood zone. A site-specific flood risk assessment can show the homes made safe, but it cannot pass the sequential test for them.
Who settles it	Huntingdonshire District Council, advised by the Environment Agency, or an Inspector on appeal.
Rough cost	over £10,000

Source: huntingdonshire.gov.uk/media/2609/cambridgeshire-flood-an..., read 14 January 2026

2 **The field lies wholly within the St Ives Conservation Area and adjoins Victoria Terrace, a Grade II listed terrace (list entry 1163068), whose listed outline comes within about 4 m of its eastern edge. The Hemingfords Conservation Area meets its western edge. The conservation area's character assessment of 2007 records ridge and furrow in the fields behind Victoria Terrace, within the green fringe south of the river. In 2016 the council refused one house beside 1 Victoria Terrace (16/00621/FUL), about 180 m east on the same terrace, for harm to that setting and to the conservation area, and for flood risk. No appeal against that refusal was found on the council's register.**

What would settle it	A heritage statement could weigh the harm, but twenty homes across the whole field cannot be designed to preserve an open setting.
Who settles it	Huntingdonshire District Council, advised by its conservation officer, or an Inspector on appeal.
Rough cost	£2,000 to £10,000

Source: docs.huntingdonshire.gov.uk/PublicAccess_LIVE/Document/Vi..., read 14 January 2026

3 **The field is countryside under Policy LP10, outside the built-up area that Policies LP7 and LP9 look to for new homes, and inside the Great Ouse Valley green infrastructure priority area. Natural England's Priority Habitats Inventory maps about 1.02 ha of coastal and floodplain grazing marsh across it. If a habitat survey confirms it, that is a habitat of high distinctiveness for biodiversity net gain. The council's sustainability appraisal of the site also notes the Hemingford Grey Meadow county wildlife site about 200 m to the north-west.**

What would settle it	A habitat survey would classify the grassland, and a preliminary ecological appraisal and a net gain metric would then measure the loss. If it is grazing marsh, replacing it on or off the land is costly and uncertain.
Who settles it	An ecologist, then Huntingdonshire District Council as local planning authority.
Rough cost	£2,000 to £10,000

Source: consult.huntingdonshire.gov.uk/kse/event/38343/section/s1..., read 14 January 2026

SOURCES

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The site check is decision support, not a formal valuation or planning advice.