

**South Cambridgeshire Strategic Housing Land Availability
Assessment (SHLAA) Report
August 2013**

Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites

Index of Duxford Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 086	Maarnford Farm, Hunts Road, Duxford	45 dwellings	1554
Site 092	The Paddock, End of Mangers Lane, Duxford	9 dwellings	1560
Site 131	Land west and north of Duxford	740 dwellings	1566
Site 166	Rear of 8 Greenacres, Duxford	23 dwellings	1572
Site 286	Land adjoining The Green, Duxford	16 dwellings	1578

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Duxford
Site name / address	Maarnford Farm, Hunts Road, Duxford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development of approximately 60 dwellings
Site area (hectares)	1.66
Site Number	086
Site description & context	Field with farmhouse, barn, yard and grass. Hedgerow boundaries with some trees. Adjoins residential to the south. Arable field to west and north. Recreation ground and Primary School to the east beyond Hunts Road. On the western edge of the village. Adjoins site 131.
Current or last use of the site	Farmhouse, yard and barns. Caravan storage park, mowed grass
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	1988, Planning permission refused for residential development (SC/2977/88/O) because contrary to policy, not needed to fulfil a 5 year land supply, and because it would detract from and intrude into the countryside north of Duxford. Four similar applications dating back to 1960 all refused.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	Field with farmhouse, barn, yard and grass. Hedgerow boundaries with some trees. Adjoins residential to the south. Arable field to west and north. Recreation ground and Primary School to the east beyond Hunts Road. On the western edge of the village. Adjoins site 131. Not subject to strategic considerations which may make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Earthworks to the east may relate to the medieval settlement of Duxford. There is also evidence for prehistoric and Roman activity in the vicinity. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Presence of protected species – The site is located within the chalklands habitat area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or

	<p>adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade - Agricultural Land Classification Grade 2
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Agricultural / farm buildings, requires assessment, can be conditioned • Noise issues - To the west is the busy M11. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. Residential use is likely to be acceptable with careful noise mitigation measures. • Utility services (e.g. pylons)
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Duxford as set within low-lying land adjacent to the River Granta. The immediate landscape of large arable fields is contained by the A505 to the north and the M11 to the west. To the east the landscape becomes smaller in scale with paddocks and meadows along the line of the river. The aircraft hangars at Duxford Airfield and the chemical works to the south are notable built features. The strong sense of place and historical identity of the historic core is diluted at its edges by modern development.</p> <p>The low hedges around this site and its use for caravan storage help create a harsh edge to the village in this location. Residential development here would intrude into the countryside and so have an adverse effect on the landscape setting of Duxford. This impact could be minimised by strengthening the boundary hedgerows and tree planting.</p>
Can any issues be mitigated?	In Part

Infrastructure	
Highways access?	A junction located on to Hunts Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - This site falls within the Cambridge Water Company (CWC) Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. CWC will allocate all spare on a first come first served basis, and any development requiring an increase in capacity will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Duxford is on the National Gas grid. National Grid have

	<p>commented that smaller sites that are currently served by gas are very likely to be able to be accommodated with minimal disruption or system reinforcement.</p> <ul style="list-style-type: none"> • Mains sewerage - There is sufficient capacity at the Sawston works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Duxford has one primary school with a PAN of 35 and a school capacity of 245, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 1 primary school place in Duxford taking account of planned development in Duxford, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area. The development of this site for around 60 dwellings could generate a need for early years places and a maximum of 21 primary school places and 15 secondary school places.</p> <p>Development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Duxford does not have a medical practice. The facility in Sawston has capacity and physical capacity to expand
Any other issues?	A mobile phone mast belonging to National Grid is situated on the northern side of the site. Current contract runs for further 7 years
Can issues be mitigated?	In Part
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	1.49 ha
Site capacity	45 dwellings
Density	30 dph net

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Availability	
Is the land in single ownership?	No
Site ownership status?	Two landowners, no known ownership constraints
Legal constraints?	No known legal constraints
Is there market interest in the site?	The site has not been marketed, some preliminary inquiries have been made by a Housing Association
When would the site be available for development?	<ul style="list-style-type: none"> The promoter indicates that half of the site is available immediately the remainder within 2 years The promoter indicates that the site could become available 2011-16 The promoter indicates that the assessment is based on the Call for Sites Questionnaire.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No identified issues

Economic viability?	Viability Category 1 Most viable sites
	This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.
	Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.
	In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).

Site Assessment Conclusion
Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Duxford
Site name / address	The Paddock, End of Mangers Lane, Duxford
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	10-12 dwellings
Site area (hectares)	0.41
Site Number	092
Site description & context	Paddock surrounded by hedgerows with trees. Residential to south and east. Recreation ground to west. Close to village centre. Adjoins site 286.
Current or last use of the site	Currently amenity land, historically used for domestic agricultural/horticultural/paddock purposes
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 2001, planning permission refused (S0037/01/F) for erection of a house and garage because of harm to Conservation Area through loss of an important open space of rural character and appearance, loss of rural character of this part of village and loss of village amenity. 2000, planning permission refused (S/1709/00/F) for erection of 2 houses and garages for similar reasons plus concerns over vehicular and pedestrian safety.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Listed Buildings – Close to listed residential properties fronting onto The Green. Potential exists for their setting to be adversely affected.
Tier 1 conclusion:	Paddock surrounded by hedgerows with trees. Residential to south and east. Recreation ground to west. Close to village centre. Adjoins site 286. Not subject to strategic considerations which may make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Conservation Area – The site is within the Conservation Area. Listed Buildings – Close to listed residential properties fronting onto The Green. Potential exists for their setting to be adversely affected. Non-statutory archaeological site - The site is located in the medieval core of the village. Earthworks to the north are probably medieval in origin. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – TPO on site. Protected trees will need to be accommodated in any development. Full tree survey required in accordance with current best practice and guidelines. Important Countryside Frontage Protected Village Amenity Area – Site forms part of a PVAA along with site 286. Public Rights of Way – Footpaths run along the southern and eastern boundaries of the site. Presence of protected species – The site is located within the chalklands habitat area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting

	<p>watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade - Agricultural Land Classification Grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Duxford as set within low-lying land adjacent to the River Granta. The immediate landscape of large arable fields is contained by the A505 to the north and the M11 to the west. To the east the landscape becomes smaller in scale with paddocks and meadows along the line of the river. The aircraft hangars at Duxford Airfield and the chemical works to the south are notable built features. The strong sense of place and historical identity of the historic core is diluted at its edges by modern development.</p> <p>The development of this site would have a significant adverse effect on the townscape of Duxford, and be harmful to its character, amenity, and tranquillity. The Village Capacity Study notes that the assemblage of buildings of different ages, sometimes connected by narrow thoroughfares such as Green Street or related open areas – some hidden – create a series of contrasting views characterised by a strong historical dimension.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - This site falls within the Cambridge Water Company (CWC) Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. CWC will allocate all spare on a first come first served basis, and any development requiring an increase in capacity will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Duxford is on the National Gas grid. National Grid have commented that smaller sites that are currently served by gas

	<p>are very likely to be able to be accommodated with minimal disruption or system reinforcement.</p> <ul style="list-style-type: none"> • Mains sewerage - There is sufficient capacity at the Sawston works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Duxford has one primary school with a PAN of 35 and a school capacity of 245, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 1 primary school place in Duxford taking account of planned development in Duxford, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area. The development of this site for around 12 dwellings could generate a need for early years places and a maximum of 4 primary school places and 3 secondary school places.</p> <p>Development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Duxford does not have a medical practice. The facility in Sawston has capacity and physical capacity to expand.
Any other issues?	None
Can issues be mitigated?	No
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.41 ha if unconstrained)
Site capacity	9 dwellings
Density	30 dph net

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner, no known ownership constraints
Legal constraints?	There are no known legal constraints
Is there market interest in the site?	The site has not been marketed but is expected to be of interest to developers
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	Viability Category 1 Most viable sites This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

	<p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework; Local Green Space.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Duxford
Site name / address	Land west and north of Duxford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development of approximately 850 dwellings with employment, public open space and infrastructure including relief road for Duxford.
Site area (hectares)	49.31
Site Number	131
Site description & context	Parts of a number of large arable fields adjoining Duxford on its northern and western edges running out towards the M11 and the A505. Some boundary hedges. Adjoins sites 086 and 166.
Current or last use of the site	Arable farmland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC- 1991 to 1994, a number of planning applications made for a sub-regional shopping centre. These were either withdrawn, refused or dismissed on appeal. LDF 2006 – Objection site 21 – A small site on land north of Lacey's Way was proposed for residential uses. ; Objection site 20 – Land East of M11 – the south eastern part of this site is within the proposed Site 131.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Minerals and Waste LDF designations – A small part of the site adjoining Moorfield Road falls within a Mineral Safeguarding Area (Sand and Gravel). Hazardous installations – Part of the site south of Grange Road is within the outer consultation zone of the Transco PLC, Cambridge Compressor Station, Ickleton Road.
Tier 1 conclusion:	Parts of a number of large arable fields adjoining Duxford on its northern and western edges running out towards the M11 and the A505. Some boundary hedges. Adjoins sites 086 and 166. Not subject to strategic considerations which would make the site unsuitable for development however part of the southern part of the site is within a consultation zone for a hazardous installation.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - here is evidence for prehistoric and Roman activity in the area. The proposal area also encroaches on Coldham's Moat, of medieval or post medieval date. The County Archaeological Service state that they would object to the development of this site. Listed buildings – The Duxford Conservation Area is 200 metres to the south and east of the site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – Two footpaths cross the site. Presence of protected species – The site is located within the chalklands habitat area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrows and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show

	<p>how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade - Agricultural Land Classification Grade 2
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Military land and agricultural / farm buildings, requires assessment, can be conditioned • Air quality issues - This proposal is located close to an Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy. • Noise issues - The western periphery of the site is approximately 140m from the M11, and it also close to the busy A505. There are high levels of ambient / diffuse traffic noise in the area and this is likely to influence the design / layout and number / density of residential premises. Residential could be acceptable with high level of mitigation. However before this site is allocated for residential development it is recommended that these noise threats / constraints are thoroughly investigated in accordance with PPG 24: Planning and Noise and associated noise guidance for any new housing. This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Duxford as set within low-lying land adjacent to the River Granta. The immediate landscape of large arable fields is contained by the A505 to the north and the M11 to the west. To the east the landscape becomes smaller in scale with paddocks and meadows along the line of the river. The aircraft hangars at Duxford Airfield and the chemical works to the south are notable built features. The strong sense of place and historical identity of the historic core is diluted at its edges by modern development.</p> <p>The development proposed would almost double the area of Duxford excluding the chemical works. It would further dilute the character of the village, block views, and markedly reduce the separation between Duxford and Whittlesford Bridge and Heathfield. Development of the site would have a significant adverse effect on the landscape setting of Duxford.</p>
Can any issues be mitigated?	In Part

Infrastructure	
Highways access?	Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the

	<p>majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located to the West and to the North of Duxford would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<p>The proposer has submitted an assessment which shows that adequate provision can be made for utilities with necessary reinforcement and new infrastructure.</p> <ul style="list-style-type: none"> • Electricity - Not supportable from existing network. Significant reinforcement and new network required. • Mains water - This site falls within the Cambridge Water Company (CWC) Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. CWC will allocate all spare on a first come first served basis, and any development requiring an increase in capacity will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Duxford is on the National Gas grid. Likely to require system reinforcement and new infrastructure. • Mains sewerage – The Sawston works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Duxford has one primary school with a PAN of 35 and a school capacity of 245, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 1 primary school place in Duxford taking account of planned development in Duxford, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area. The development of this site for around 850 dwellings could generate a need for early years places and a maximum of 298 primary school places and 213 secondary school</p>

	places. Development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	Duxford does not have a medical practice. The facility in Sawston has capacity and physical capacity to expand. A development of this scale however may require additional provision.
Any other issues?	The Call for Sites Questionnaire refers to footpath/cycleway network Improvements in relation to traversing the A505. The proposed development would provide a relief road to direct vehicular traffic around the settlement rather than through it.
Can issues be mitigated?	In Part

Tier 3: Site Specific Factors

Capacity	
Developable area	24.66ha (if unconstrained)
Site capacity	740 dwellings
Density	30 dph

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	No
Site ownership status?	Landowners. No known ownership constraints other than agricultural tenancies
Legal constraints?	There are no known legal constraints
Is there market interest in the site?	The site has not been marketed and there is as yet no developer interest
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately. • The site could become available 2016-21 • The assessment is based on the Call for Sites Questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site 2016-21. • The promoter indicates phasing – 600 dwellings in period 2016-21 and 250 dwellings in period 2021-2026
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	For strategic scale sites (new settlements and large urban extensions) much depends upon the extent, cost and phasing of the infrastructure to be funded by the development, the amount of housing that can actually be accommodated on site, and the timing of its provision in relation to that of the accompanying infrastructure. Such variables are currently unknown or unclear and so the viability of such sites cannot be appraised at this time. In the following table such sites are marked either as NS for new settlement or identified as a strategic scale development (broadly sites of more than 30 ha).

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Duxford
Site name / address	Rear of 8 Greenacres, Duxford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	20-32 dwellings with potential to include extension to cemetery
Site area (hectares)	1.16
Site Number	166
Site description & context	House fronting Greenacres, with field behind, with boundary hedgerows and occasional trees. Adjoins residential and cemetery to the south and residential to the east, and arable to the north and west. The site lies on the northern edge of Duxford.
Current or last use of the site	The site is currently unused rough grassland and was previously used for turf production and storage of topsoil
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC- 1989, planning permission refused (S/2276/89/O) for residential development, for the following reasons, contrary to policy, within area of restraint south of Cambridge, inadequate access from Moorfield Road, inadequate capacity at Sawston STW, adverse effect on rural character of the area.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	House fronting Greenacres, with field behind, with boundary hedgerows and occasional trees Adjoins residential and cemetery to the south and residential to the east, and arable to the north and west. The site lies on the northern edge of Duxford. Not subject to strategic considerations which may make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - There is evidence for prehistoric and Roman activity in the area. Archaeological investigations of adjacent sites have identified features of uncertain date. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – A footpath runs adjacent to the northern boundary of the site. • Presence of protected species – The site is located within the chalklands habitat area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnets, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or

	<p>adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade - Agricultural Land Classification Grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Duxford as set within low-lying land adjacent to the River Granta. The immediate landscape of large arable fields is contained by the A505 to the north and the M11 to the west. To the east the landscape becomes smaller in scale with paddocks and meadows along the line of the river. The aircraft hangars at Duxford Airfield and the chemical works to the south are notable built features. The strong sense of place and historical identity of the historic core is diluted at its edges by modern development.</p> <p>Development of this site would have a neutral effect on the landscape setting of Duxford being small in scale, not in a prominent location, and set within a hedged field which could be reinforced by tree planting.</p>
Can any issues be mitigated?	Yes

Infrastructure	
Highways access?	A junction located on Greenacres would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - This site falls within the Cambridge Water Company (CWC) Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. CWC will allocate all spare on a first come first served basis, and any development requiring an increase in capacity will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Duxford is on the National Gas grid. National Grid have commented that smaller sites that are currently served by gas are very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Sawston works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided

School capacity?	<p>Duxford has one primary school with a PAN of 35 and a school capacity of 245, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 1 primary school place in Duxford taking account of planned development in Duxford, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area. The development of this site for around 32 dwellings could generate a need for early years places and a maximum of 11 primary school places and 8 secondary school places.</p> <p>Development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Duxford does not have a medical practice. The facility in Sawston has capacity and physical capacity to expand
Any other issues?	The Call for Sites questionnaire states that part of the site could be used to extend the local cemetery to meet a need identified by the Parish Council
Can issues be mitigated?	Yes
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	0.78 ha
Site capacity	23 dwellings
Density	30 dph

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner, no known ownership constraints
Legal constraints?	There are no known legal constraints
Is there market interest in the site?	The site has not been marketed, and there is no current developer interest
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	None identified

Economic viability?	Viability Category 1 Most viable sites
	This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.
	Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.
	In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).

Site Assessment Conclusion
Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Duxford
Site name / address	Land adjoining The Green, Duxford
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	15-20 dwellings
Site area (hectares)	0.81
Site Number	286
Site description & context	Garden and paddock, with trees, boundary hedges and walls, and tennis court. Recreation ground to west, residential to east. Site 092 lies to the south. Close to the village centre.
Current or last use of the site	Garden and paddock
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 1978, appeal dismissed regarding erection of 2 houses (S/1731/77/O) because of the harm to the Conservation Area. 1977, planning permission refused for the erection of 3 houses (S/1731/77/O) the reasons being that development would be harmful to village character, loss of rural qualities and harm to the Conservation Area.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	Garden and paddock, with trees, boundary hedges and walls, and tennis court. Recreation ground to west, residential to east. Site 092 lies to the south. Close to the village centre. Not subject to strategic considerations which may make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – The site is within the Conservation Area, adverse impacts on character. • Listed Buildings – A number of listed buildings lie in close proximity around The Green. Adverse impacts on setting. • Non-statutory archaeological site - The site is located in the historic core of the village to the south of the medieval parish church of St John. Earthworks survive in the area, which are likely to be medieval in origin. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders - TPO on site. Protected trees will need to be accommodated in any development. Full tree survey required in accordance with current best practice and guidelines. • Protected Village Amenity Area – Site forms part of a PVAA along with site 092 • Public Rights of Way – a footpath runs along the eastern boundary of the site • Presence of protected species – The site is located within the chalklands habitat area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting

	<p>watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade - Agricultural Land Classification Grade 2
Physical considerations?	<ul style="list-style-type: none"> • Other environmental conditions - Possible noise and malodour from nearby College Farm as proposals would be closer than existing residential. No history of complaints. Minor to moderate adverse noise / odour risk but no objection in principle.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Duxford as set within low-lying land adjacent to the River Granta. The immediate landscape of large arable fields is contained by the A505 to the north and the M11 to the west. To the east the landscape becomes smaller in scale with paddocks and meadows along the line of the river. The aircraft hangars at Duxford Airfield and the chemical works to the south are notable built features. The strong sense of place and historical identity of the historic core is diluted at its edges by modern development.</p> <p>The development of this site would have a significant adverse effect on the townscape of Duxford, and be harmful to its character, amenity, and tranquillity. The Village Capacity Study notes that the assemblage of buildings of different ages, sometimes connected by narrow thoroughfares such as Green Street or related open areas – some hidden – create a series of contrasting views characterised by a strong historical dimension.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	This site is in principle acceptable to the Highway Authority
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - This site falls within the Cambridge Water Company (CWC) Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. CWC will allocate all spare on a first come first served basis, and any development requiring an increase in capacity will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster

	<p>plus associated mains.</p> <ul style="list-style-type: none"> • Gas - Duxford is on the National Gas grid. National Grid have commented that smaller sites that are currently served by gas are very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Sawston works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Duxford has one primary school with a PAN of 35 and a school capacity of 245, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 1 primary school place in Duxford taking account of planned development in Duxford, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area. The development of this site for around 20 dwellings could generate a need for early years places and a maximum of 7 primary school places and 5 secondary school places.</p> <p>Development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Duxford does not have a medical practice. The facility in Sawston has capacity and physical capacity to expand.
Any other issues?	
Can issues be mitigated?	Yes
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.61 ha if unconstrained)
Site capacity	16 dwellings
Density	30 dph net

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner, no known ownership constraints
Legal constraints?	There are no known legal constraints
Is there market interest in the site?	The site has not been marketed, no current developer interest
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	None identified

Economic viability?	Viability Category 1 Most viable sites
	This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.
	Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.
	In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).

Site Assessment Conclusion
Site with no development potential

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework; Local Green Space.