

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

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

Index of Steeple Morden Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 209	Land north of Bogs Gap Lane, Steeple Morden	13 dwellings	2110
Site 237	Land east of Hay Street, Steeple Morden	10 dwellings	2117

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Steeple Morden
Site name / address	Land north of Bogs Gap Lane
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	15 dwellings
Site area (hectares)	0.48ha
Site Number	209
Site description & context	<p>The site is on the northern side of Steeple Morden at the junction of – Bogs Gap Lane and North Brook End. There is residential to the south and open countryside in all other directions.</p> <p>On the site is one house – Ringdale House - set in a large garden. There are two smaller residential properties facing onto North Brook End.</p>
Current or last use of the site	Residential
Is the site Previously Developed Land?	Yes for the house but garden is not PDL
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>2007 – LDF - Responses to objection sites document – this site was considered for inclusion in the village framework.</p> <p>2002 – Land considered for inclusion in the framework in the Local</p>

SHLAA (August 2013) Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites
Group Village

	<p>Plan 2004. The inspector noted in his report that this village had only limited facilities. He stated ...' In this case there is a substantial boundary hedge and side garden next to the crossroads and I find no sufficiently strong case to extend the framework to include the objection site. ' . (Para 86.2 –3)</p> <p>1988 – Refusal for planning permission for one bungalow (s/1905/88/O)</p> <p>1985 – Planning appeal dismissed for erection of one house to the south of Ringdale House (s/1350/84/0). The inspector considered the built up framework of the village to be that to the south of Bogs Gap Lane and that ' North of it there is open countryside except for Ringdale House... and the 2 adjoining dwellings which together represent, in my view, a small and secluded pocket of sporadic development physically separated from the main development by the pleasant rural looking gap comprising the substantial trees, double hedge and garden land around Ringdale House...predominantly rural appearance and character of land north of Bogs Gap Lane.' If permitted it would set a precedent for further development north of the lane.</p>
Source of site	<ul style="list-style-type: none"> • 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"> • No
Tier 1 conclusion:	<p>The site is on the northern side of Steeple Morden at the junction of – Bogs Gap Lane and North Brook End. There is residential to the south and open countryside in all other directions.</p> <p>On the site is one house set in a large garden. There are two smaller residential properties facing onto North Brook End.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – Ashcroft House-119 Hay Street is a grade 2 listed building (30metres distance) • Non-statutory archaeological site - The site is located to the north of the historic (linear) core of the village. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features /Chalklands – 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 adequately integrated into the design • Agricultural land grade 2
Physical considerations?	<ul style="list-style-type: none"> • Land contamination –no issue • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues - No obvious / apparent noise related issues, therefore no objection in principle. • Flooding and drainage issues – no issue
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 lists Steeple Morden as one of the Chalkland villages within the district. The overall character is of a linear village with important open space in a wooded setting.</p> <p>The site is on the northern edge of the village alongside the spinal road that extends from north to south through the village. The built form of Steeple Morden extends to south of Bog Gap Lane where there is a row of houses with front gardens facing onto the lane and looking across to the southern part of the site. The view from these houses is of the large trees and hedge that are within the garden of Ringdale House. It is rural in character.</p>

	To the east and north the site is bounded by a bank of tall trees and hedges and beyond is open countryside. This site is best related to the surrounding open countryside, which open out into wide rolling fields.
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 545 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – no supply • Mains sewerage – The Guilden Morden wastewater treatment 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. The developer will fund this assessment and any mitigation required.
Drainage measures?	No FRA provided
School capacity?	Steeple Morden has one primary school with a PAN of 30 and school capacity of 210, and lies within the catchment of Bassingbourn Village College with a PAN of 150 and school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 28 surplus

	<p>primary places in Steeple Morden taking account of planned development in Steeple Morden, and a small deficit of 9 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school 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.</p>
Health facilities capacity?	<p>Ashwell GP Surgery (2.17 miles)</p> <p>Bassingbourn Surgery (3.15miles)</p>
Any other issues?	<p>The promoter has provided the following additional information</p> <p>The land at Steeple Morden, which is just outside the settlement boundary though surrounded by housing on two sides and extends to 0.5ha. The site is an anomaly in the village framework; with the dwellings lying immediately to the north of Bogs Gap Lane and fronting onto North Brook End are excluded from the village framework. The properties have well defined garden curtilage, which clearly marks the edge of the surrounding arable countryside. The site, by reason of its size has no capacity to facilitate public transport or community facility improvements, but can provide much needed housing (including affordable).</p>
Can issues be mitigated?	In Part

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.43ha)
Site capacity	13 dwellings
Density	30dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> 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?	Lighthouse Developments
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
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?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	N/a
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>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> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still</p>

	<p>delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Steeple Morden
Site name / address	Land east of Hay Street
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10 dwellings
Site area (hectares)	0.33ha
Site Number	237
Site description & context	The site is in the northern part of Steeple Morden to the east of Hay Street. The site is bounded to the south and west by residential and to the east are very open arable fields. To the north is Frankling's Farm, which is a collection of agricultural buildings. The site is grassland.
Current or last use of the site	Storage of farm equipment.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2007 – LDF – This site including the agricultural buildings to the north was considered for inclusion in the village framework. 1988 – Planning permission was refused for 2 dwellings on the site (S/0719/88/O). The reason for refusal was that development would

	be a loss of an open frontage, which makes an important contribution to the rural character of this part of Hay Street.
Source of site	<ul style="list-style-type: none"> 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?	No
Tier 1 conclusion:	<p>The site is in the northern part of Steeple Morden to the east of Hay Street. The site is bounded to the south and west by residential and to the east are very open arable fields. To the north is Frankling's Farm, which is a collection of agricultural buildings.</p> <p>The site is grassland with trees. .</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – 18 Brook End is a grade 2 listed building to the south east of the site (350 metres distance), there are a number of grade 2 houses in Hay Street to some 100metres south of the site (73 and 82 Hay St); 119 Hay St is to the north of the site (90 metres) Non-statutory archaeological site - The site is located in the historic core of the village. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – the footpath follows the southern boundary from Hay Street in an eastward direction to Brook End. Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill

	<p>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 adequately integrated into the design</p> <ul style="list-style-type: none"> • Agricultural land of high grade 2
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – no issues • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues - Farm- possible noise and malodour from nearby Green Man Farm to the North. No history of complaints and existing premises at similar distances. Minor to moderate adverse noise / odour risk but no objection in principle. • Flooding and drainage issues – no issues
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 lists Steeple Morden as one of the Chalkland villages within the district. The overall character is of a linear village with important open space in a wooded setting. At the centre of the village is a parish church in a rural setting.</p> <p>The site is a field to the east of Hay Street and along this boundary there is a well-established hedge with mature large trees, which creates a rural character to this road frontage in the village – bringing the countryside into the village. Development of the site would result in the loss of this rural frontage to Hay Street.</p> <p>On the opposite side of Hay Street are large residential properties that overlook the site and have broken views through the boundary hedgerow eastwards to the open fields beyond. There is no clear physical feature to mark this eastern boundary of the site with these fields. The site is part of this network of fields between Hay Street and Brook End to the east that play a part in creating the rural setting of the historic core of the village – a key attribute identified in the SCVCS.</p> <p>To the south is a large residential property with a mature garden fronting onto Hay Street. Beyond this property are other smaller residential houses that are part of the linear spine of the village that extends from north to south.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Hay Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 545 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas –no supply • Mains sewerage – The Guilden Morden wastewater treatment 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. The developer will fund this assessment and any mitigation required.
Drainage measures?	No FRA provided.
School capacity?	<p>Steeple Morden has one primary school with a PAN of 30 and school capacity of 210, and lies within the catchment of Bassingbourn Village College with a PAN of 150 and school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 28 surplus primary places in Steeple Morden taking account of planned development in Steeple Morden, and a small deficit of 9 secondary places taking account of planned development across the village college catchment area.</p>

	<p>The development of this site for 10 dwellings could generate a need for early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school 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.</p>
Health facilities capacity?	Ashwell GP Surgery (2.17 miles) Bassingbourn Surgery (3.15miles)
Any other issues?	
Can issues be mitigated?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.33ha)
Site capacity	10 dwellings
Density	30dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> 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?	Two individual owners
Legal constraints?	<i>i.e. covenants, etc</i>
Is there market interest in the site?	The site has not been marketed and there has not been interest from a developer in recent years.
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?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>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> <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>

Site Assessment Conclusion
Site with no development potential

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