

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

**Appendix 7ii: Assessment of sites arising from the Issues &
Options 1 Consultation**

Index of Sawston Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 310	Dales Manor Business Park, Sawston	47 dwellings	2256
Site 311	Land north of White Field Way, Sawston	66 dwellings	2262
Site 312	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston	Around 200 dwellings	2268
Site 313	Land north of Babraham Road, Sawston	80 dwellings	2275

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	August 2013 NOTE: Site Considered as part of larger site in proforma 312 (Issues and Options 2013 Site H5) , which has been updated in August 2013.
Location	Sawston
Site name / address	Land at Dales Manor Business Park, Sawston
Category of site:	(c) A development within the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential development
Site area (hectares)	2.06 ha
Site Number	310
Site description & context	Part of a Business Park on the north east flank of the village. Bounded by fields to the north, and the remaining part of the Business Park to the west, east and south.
Current or last use of the site	Concrete batching plant, tarmac processing premises and hardstanding
Is the site Previously Developed Land?	Yes 100%
Allocated for a non-residential use in the current development plan?	No
Planning history	Detailed planning permission for redevelopment of land including this site for B1c, B2 and B8 purposes (application reference S/1598/08/F) was granted in 2008. The permission was amended in 2010 to increase unit sizes to make the scheme more attractive to occupiers and the life of the permission has been extended to 2014. The agent states that the site has been continuously marketed since 2008 but there is insufficient market interest to allow the scheme to allow for development to be brought forward.

Source of site	Issues and Options Consultation 2012
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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"> None
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Enclosures of probable late Bronze Age and Iron Age date are known to the north and south. Finds of Roman date are known in the vicinity and a medieval moated site is located to the west. Previous land use is likely to have an adverse impact on archaeological survival. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - No significant biodiversity impact is thought to arise as a result of development at this site. Opportunity for habitat linkage/enhancement/restoration – woodland reinforcement and associated grassland.
Physical considerations?	<ul style="list-style-type: none"> Majority of site within Ground Water Source Protection Zone 3 Land contamination - commercial / industrial use, requires assessment, can be conditioned Air quality issues – Site currently occupied by a concrete batching plant which is a source of dust. Tarmac processing is a source of odour and fumes. Noise issues - Concrete Batching and Tarmac Processing uses are unlikely to be considered compatible uses with residential. Noise, odour and dust are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. This proposal would replace these unneighbourly uses with new residential but would itself adjoin the remaining

	<p>part of the Business Park. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Before consideration is given to allocating for residential development these noise constraints should be investigated consideration given to mitigation by undertaking odour and noise impact / risk assessments in accordance with best practice.</p> <ul style="list-style-type: none"> Utility services (e.g. pylons) - sewers cross the site or in close vicinity.
Townscape and landscape impact?	The site is almost fully enclosed by built development so there are no landscape considerations provided that a landscaped flank is created on the northern part of the site. No adverse townscape impacts could be expected from the redevelopment of the site.
Can any issues be mitigated?	In Part

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>If the site is developed in conjunction with Issues and Options Site Options 6 /7 to the south a junction located on to Wakelin Avenue would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. If developed alone, access would be through the Business Park along Grove Road which would raise serious safety and residential amenity issues especially with regard to children.</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?	<ul style="list-style-type: none"> Electricity - No significant impact on existing network Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first

	<p>served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW 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>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</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?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None.
Can issues be mitigated?	In part. 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.

Tier 2 Conclusion:	- Adverse impacts capable of partial mitigation. This site is however not developable by itself but only in conjunction with adjoining sites.
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Tier 3: Site Specific Factors

Capacity	
Developable area	1.55ha
Site capacity (updated August 2013)	47 dwellings

Density (updated August 2013)	30 dph
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Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Yes
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed
When would the site be available for development?	<ul style="list-style-type: none"> The site is not available immediately. The promoter indicates the site could become available in 2011-16

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter indicates the first dwellings could be completed on site in 2016-21
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?	<u>Viability Category 2 Viable sites</u> This viability assessment is provided independent of any policy or

	<p>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 few concerns that that 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 scheme 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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Tier 3 Conclusion:	- Potentially suitable, availability concerns, achievability concerns
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Site Assessment Conclusion
<p>Site with no development potential as a free-standing site. If developed as a part of a comprehensive site redevelopment or in conjunction with Other sites to the south and west it would become potentially suitable for residential development.</p> <p>NOTE: Site Considered as part of larger site in proforma 312 (Issues and Options 2013 Site H5), which has been updated in August 2013.</p>

Status of Site in Proposed Submission Local Plan 2013
Allocated for development (part of site H1/a); Inside Development Framework.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	August 2013
Location	Sawston
Site name / address	Land north of White Field Way
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential development for between 78 and 104 dwellings. The submission proposes the development of less than half of the site leaving the field next to the A1301 undeveloped. The main site access is however expected to be taken across this field.
Site area (hectares)	6.60 ha
Site Number	311
Site description & context	Two arable fields between Sawston and the A1301. Bounded by Sawston Village College playing fields to the east, single storey residential to the south east on White Field Way, and fields to the north. The field which runs alongside the A1301 is open to the south and bounded by an intermittent hedge to the main road. The inner field is bounded by hedgerows to all sides. That to the west is very robust and takes the form of a belt of trees. The cul-de-sac of White Field Way provides a possible point of access to the site.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	1981 - Outline planning application refused for residential development on grounds of loss of good quality agricultural land, loss of Green Belt and not in a location identified for development in the interim village plan.

Source of site	Issues and Options Consultation 2012
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Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Preserves the character of Cambridge as a compact city with thriving historic centre • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions, by having a detrimental impact upon the setting of Sawston. This site separates the village from the A1301 providing a green foreground to views towards the village which in this location has a soft attractive green edge, and by causing a loss of rural character through creation of a vehicular access across the site. The impact on Green Belt purposes can be mitigated to a large degree by confining built development to the smaller field to the north of White Field Way to retain the green foreground to the village setting.</p>
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"> • None
Tier 1 conclusion:	- Adverse impacts capable of partial mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - The site is located to the east of the nationally important Iron Age ringwork Borough Hill (SAM24407). We would recommend evaluation prior to the determination of any planning application.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – The tree belt running north to south through the site is protected by a TPO. • Biodiversity features - The greatest impact from development of this site would be the loss of grassland possibly affecting the foraging habitat of bats. Opportunity for habitat linkage/enhancement/restoration including woodland planting, retention of ditches/watercourses and some grassland. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – majority of site is grade 2
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – Within zones 2 and 3. • Noise issues - The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road and a mainline railway to west. Traffic noise will need assessment in accordance with best practice 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. However residential use is likely to be acceptable as proposed with careful noise mitigation. • Utility services (e.g. pylons) – Electricity pylon line crosses the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>A strong belt of trees runs across the site and continues to the immediate south of the Mill Lane, the whole helping to form a distinctive soft green edge to the village.</p> <p>Provided that built development does not encroach onto the open field which adjoins the A1301, there would be very little impact on the landscape setting of Sawston.</p>
Can any issues be mitigated?	Yes

Infrastructure	
Highways access?	Access should primarily be via a new junction located on Mill Lane, no access possible to the A1301. 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 - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity 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 a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW 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>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 264 dwellings could generate a need for early years places, 92 primary school places and 66 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?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None
Can issues be mitigated?	Yes

Tier 2 Conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation
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Tier 3: Site Specific Factors

Capacity	
Developable area	2.2 ha (<i>smaller area reflects the conclusions of tier 1 and tier 2, to address impacts on landscape and townscape, with no development adjoining the A1301</i>)
Site capacity (Updated August 2013)	66 dwellings
Density (Updated August 2013)	30 dph

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Yes
Legal constraints?	None known
Is there market interest in the site?	Yes
When would the site be available for development?	<ul style="list-style-type: none"> The promoter indicates the site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter indicates the first dwellings could be completed on site in 2011-16

Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	Access to the site would require a longer than normal access road which would add to the costs of development.
Could issues identified be overcome?	Yes.
Economic viability?	<p><u>Viability Category 2 Viable sites</u></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 few concerns that that 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 scheme 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>

Tier 3 Conclusion:	+++ Potentially suitable with good availability and achievability
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Site Assessment Conclusion
Site with 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; Green Belt.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	August 2013
Location	Sawston
Site name / address	Land at former Marley Tiles Site, Dales Manor Business Park, Sawston
Category of site:	A development within the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	<p>The development seeks to consolidate existing employment uses within the site into a smaller area along the southeastern boundary providing around 30,000sq.ft. of new B1 & B1(C) employment. The remainder of the site would be developed for 230-250 new dwellings. Three alternative options are proposed:</p> <p>A – For that part of the site which was consulted on as Issues and Options Site Option 7 for 150 new homes, with the rest of the Business Park remaining as is.</p> <p>B – For that part of the site which was consulted on as Issues and Options Site Option 6 for 100 new homes, with the rest of the Business Park remaining as is (smaller version of option 7).</p> <p>C – A new option for 230-250 dwellings and around 30,000 sq.ft of new employment, with the rest of the Business Park remaining as is (including the site footprint of options A and B).</p> <p>The submission states that the redevelopment of a number of redundant employment sites and sites with a low employment to site area ratio and the provision of modern employment accommodation providing for a higher number of jobs (approximately 200 full time jobs) than have been employed at the site historically (approximately 100) in the past and the current low employment density uses of the site (tile depot and concrete batching plant).</p>
Site area (hectares)	10.7 ha
Site Number	312
Site description & context	Part of a Business Park, formerly occupied by Eternit Marley Tiles. Bounded by fields to the north, a wood to the west, residential to the south and the remaining part of the Business Park to the east.
Current or last use of the site	Mostly vacant and redundant since 2008, part of the site occupied by a concrete batching plant.
Is the site Previously Developed Land?	Yes 100%

SHLAA (August 2013) Appendix 7ii – Assessment of sites from Issues & Options 1 Consultation
Rural Centre

Allocated for a non-residential use in the current development plan?	No
Planning history	Detailed planning permission for redevelopment of the site for B1c, B2 and B8 purposes (application reference S/1598/08/F) was granted in 2008. The permission was amended in 2010 to increase unit sizes to make the scheme more attractive to occupiers and the life of the permission has been extended to 2014. The submission from the landowners agent states that the site has been continuously marketed since 2008 but there is insufficient market interest to allow the scheme to allow for development to be brought forward.
Source of site	Issues and Options Consultation 2012

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"> None
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Enclosures of probable late Bronze Age and Iron Age date are known to the north and south. Finds of Roman date are known in the vicinity and a medieval moated site is located to the west. Previous land use is likely to have an adverse impact on archaeological survival. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - No significant biodiversity impact is thought to arise as a result of development at this site. Opportunity for habitat linkage/enhancement/restoration – woodland reinforcement and associated grassland.

<p>Physical considerations? Updated August 2013</p>	<ul style="list-style-type: none"> • Majority of site within Ground Water Source Protection Zone 3 • Land contamination - commercial / industrial use, requires assessment, can be conditioned • Noise issues/vibration/dust - the site is currently part of Dales Manor Business Park / Industrial Estate. Development restricted to the west of West Way and Grove Road (site A), would be bounded to the east by medium to large sized industrial type units / uses including a Concrete Batching Process and a Tarmac Processing uses and warehouse type uses. These are unlikely to be considered compatible uses. Noise, odour and dust are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. The current proposal (site H1/C), would replace these unneighbourly uses with new residential and new office and light industrial development to the east of the site to adjoin the remaining part of the Business Park. • Utility services – sewers cross the site.
<p>Townscape and landscape impact?</p>	<p>The site is fully enclosed by built development so there are no landscape considerations. No adverse townscape impacts could be expected from the redevelopment of the site.</p>
<p>Can any issues be mitigated? Updated August 2013</p>	<p>In Part. The proposals include buffer strips between residential and employment. A green edge is proposed along the southeastern boundary of the site. As well as providing a visual barrier, this would incorporate an acoustic barrier to prevent unacceptable noise impacts.</p>

Infrastructure	
<p>Highways access? Updated August 2013</p>	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the Strategic Road Network, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to Wakelin Avenue would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design and the overall number of dwellings on site. Access would also be possible through the Business Park on Grove Road.</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. Highway officers have also commented that it is likely that the transport impacts of the development could be mitigated, or at least not be 'severe' in NPPF terms, with the appropriate sustainable transport solutions and junction improvements. We would recommend that the local plan states that all sites, in particular for the Sawston sites, could have capacity issues at certain junctions and developers should demonstrate how the impacts of their developments can be mitigated. This is a particular issue at the junction in the centre of Sawston.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity 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 a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW 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.
<p>Drainage measures?</p>	<p>No FRA provided.</p>
<p>School capacity? (Updated August 2013)</p>	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children.</p> <p>County Council education officers have advised that: It is likely that that the impact of these developments could be effectively mitigated either within existing education provision, or through securing additional capacity within Sawston. Although there is no surplus capacity in both local primary schools, there is potential for expansion of one or both of these schools. There is currently capacity at Sawston VC which would help mitigate the impact of some development within its catchment area. However, increased demographic pressure towards the end of the decade will mean that some addition capacity may be required, depending on the impact of development allocations and demographic changes within the catchment. There is likely to be capacity to work with the school to explore approaches for increasing capacity at the village college to mitigate the impact of these developments. This would need to be</p>

	considered as part of wider local development policies and requirements.
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None.
Can issues be mitigated?	Yes. 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.

Tier 2 Conclusion:	- Adverse impacts capable of partial mitigation
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Tier 3: Site Specific Factors

Capacity	
Developable area	Around 7ha (part of site to be developed for employment purposes)
Site capacity (updated August 2013)	Around 200 dwellings (to reflect density of 30 dph, agreed in Local Plan as approach to density in Rural Centres)
Density (updated August 2013)	30 dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Believed to be 2 owners
Site ownership status?	No
Legal constraints?	None known
Is there market interest in the site?	Yes
When would the site be available for development?	<ul style="list-style-type: none"> The site is not available immediately. The promoter indicates the site could become available in 2011-16

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter indicates the first dwellings could be completed on site in 2016-21
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?	<p><u>Viability Category 3 Less viable sites</u></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 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>
Tier 3 Conclusion:	+ Potentially suitable, available and achievable during the plan period

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.
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Status of Site in Proposed Submission Local Plan 2013
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Allocated for residential development with an element of employment (Policy H1/a); Inside proposed Development Framework.
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South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Proforma Created	December 2012 (Note: This was a reassessment of SHLAA site 76)
Proforma Last Updated	August 2013
Location	Sawston
Site name / address	Land north of Babraham Road, Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential
Site area (hectares)	3.64 hectares
Site Number	313
Site description & context	Arable fields to the east of the village, bounded by hedges to the north with the Dales Manor Business Park beyond. Site wraps around two semi-detached residential properties fronting onto Babraham Road. Adjoins SHLAA sites 154 and 258.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2004 – Planning application for residential development (S/1505/04/O) refused as inappropriate development in the Green Belt for which there were no special circumstances to justify, and which would be a visually intrusive extension into the countryside. Decision confirmed on appeal.
Source of site	Issues and Options Consultation 2012, SHLAA Call for Sites 2011

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development of the site would have an adverse impact on Green Belt purposes and functions. It would reduce the separation between Sawston and Babraham from 1,800 metres to 1,500 metres, and have a detrimental impact upon the setting, scale and character of Sawston by increasing the footprint of the village out into the open rural countryside, by the loss of the wide views down into the village from the east, and by causing a loss of rural character.</p>
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"> • None
Tier 1 conclusion:	- Adverse impacts capable of partial mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - A Bronze Age barrow is known to the south east and enclosures of probable late prehistoric or Roman date are known to the south west. 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"> • Biodiversity features - Site of limited biodiversity interest. Greatest impact likely to be from the general loss of farmland habitat. Boundary hedgerows could be reinforced. • Agricultural land of high grade (i.e. Agricultural Land Classification - Grade 2

<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection - Zone 3 • Land contamination - the site is adjacent to an old railway line which would need investigation. This can be dealt with by condition. • Noise issues - West of the site is bounded by Dales Manor Business Park / Industrial Estate with medium to large sized employment buildings including office, light industrial and warehouse type uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. The main noise generator on the site is a concrete batching plant which is some 400 metres from the site which is considerably less than the 180 metre distance between existing residential properties at Fairfield are from the plant. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertainty as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. Overall the impact of noise on this site from the Business Park is not of such concern as to prevent residential development on this site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edge to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a well defined but harsh edge with the industrial estate visible on the village edge. Abrupt urban edge to the village.</p> <p>Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east.</p>
<p>Can any issues be mitigated?</p>	<p>In Part. Boundary hedgerows could be reinforced. Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. Perimeter</p>

	soil bunds could be used to mitigate noise concerns if testing were to show that they are required.
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Infrastructure	
Highways access? Updated August 2013	<p>A junction located on to Babraham Road 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> <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. Highway officers have also commented that it is likely that the transport impacts of the development could be mitigated, or at least not be 'severe' in NPPF terms, with the appropriate sustainable transport solutions and junction improvements. We would recommend that the local plan states that all sites, in particular for the Sawston sites, could have capacity issues at certain junctions and developers should demonstrate how the impacts of their developments can be mitigated. This is a particular issue at the junction in the centre of Sawston.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity 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 a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW 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.

<p>School capacity? Updated August 2013</p>	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children.</p> <p>County Council education officers have advised that: Although there is no surplus capacity in both local primary schools, there is potential for expansion of one or both of these schools.</p> <p>There is currently capacity at Sawston VC which would help mitigate the impact of some development within its catchment area. However, increased demographic pressure towards the end of the decade will mean that some addition capacity may be required, depending on the impact of development allocations and demographic changes within the catchment. There is likely to be capacity to work with the school to explore approaches for increasing capacity at the village college to mitigate the impact of these developments. This would need to be considered as part of wider local development policies and requirements.</p>
<p>Health facilities capacity?</p>	<p>Medical practice and pharmacy in Sawston with spare capacity.</p>
<p>Any other issues?</p>	<p>None</p>
<p>Can issues be mitigated?</p>	<p>In Part</p>

<p>Tier 2 Conclusion:</p>	<p>- Adverse impacts capable of partial mitigation</p>
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Tier 3: Site Specific Factors

Capacity	
<p>Developable area</p>	<p>2.73 ha if unconstrained</p>
<p>Site capacity (updated August 2013)</p>	<p>80 dwellings</p>
<p>Density (updated August 2013)</p>	<p>30 dph</p>

Potential Suitability	
<p>Conclusion</p>	<p>The site is potentially capable of providing residential development taking account of site factors and constraints</p>

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed, no developer interest
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter considers 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?	<p><u>Viability Category 1 Most viable sites</u></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</p>

	<p>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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Tier 3 Conclusion:	+ Potentially suitable, available and achievable during the plan period
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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
Site allocated for residential development (Policy H1:b)