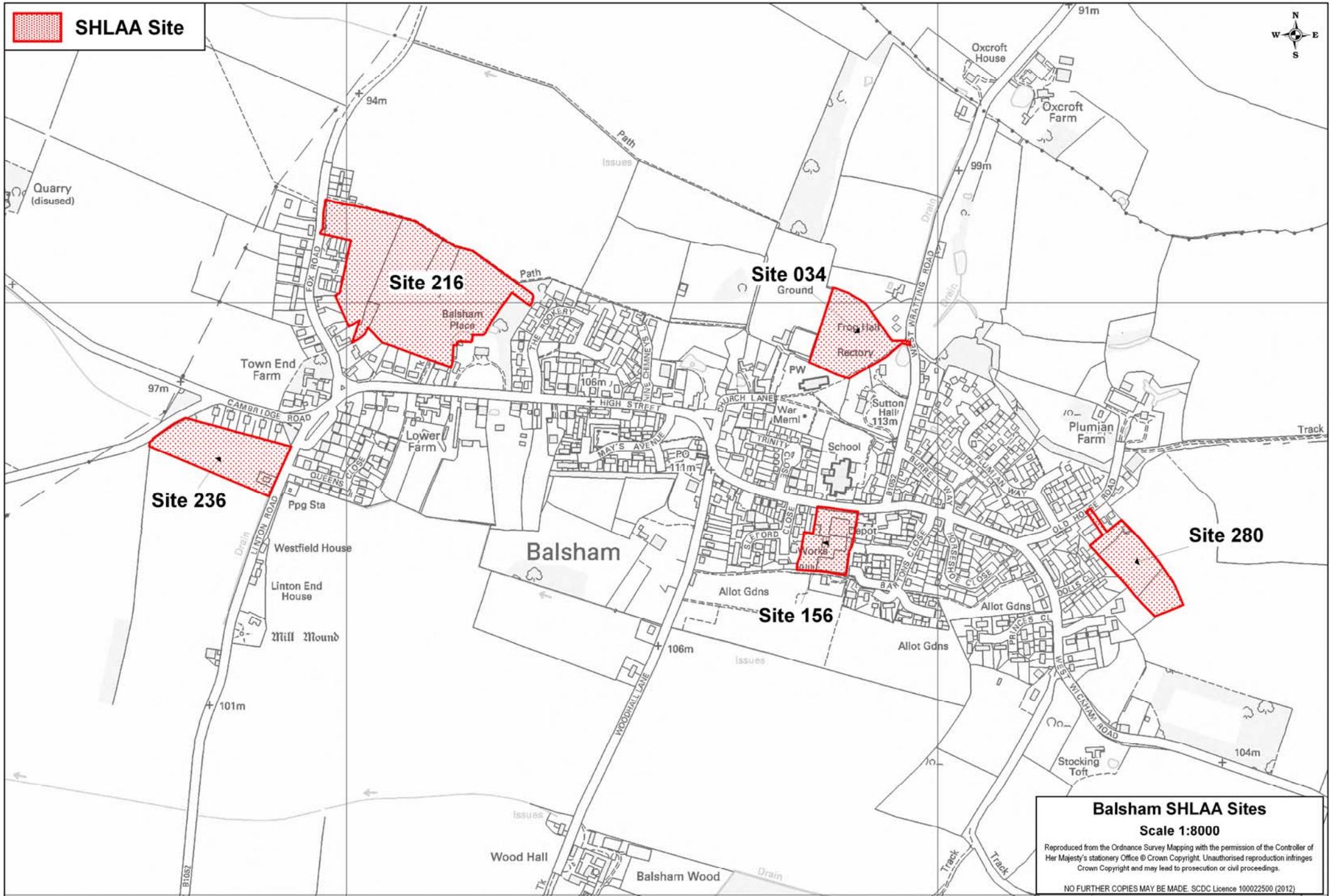




SHLAA Site



Balsham SHLAA Sites
Scale 1:8000
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Location	Balsham
Site name / address	West Wrattling Road Balsham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development – 52 dwellings
Site area (hectares)	1.34ha
Site Number	034
Site description & context	The site is on the northern edge of Balsham to the west of West Wrattling Road. The northern boundary is adjacent to two large residential properties set in grounds – Frog Hall and Grange Farm Cottages. A small part of the site is bounded by West Wrattling Road. There is a playing field and bowling green to the west of the site, which has a pavilion. The southern and eastern boundaries are adjacent to Holy Trinity Church and its churchyard and two houses – one the existing and other the former rectory (Sutton Hall). The site is a paddock.
Current or last use of the site	Paddock
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
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:	The site is a paddock on the northern edge of Balsham. It is enclosed to the north and east by residential properties. Holy Trinity Church and its churchyard is to the south along with Sutton Hall the former rectory.
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 southern boundary of the site is adjacent to the Conservation Area of Balsham and small part is within where site links to West Wratting Road. Major adverse effect on the Conservation Area and setting due to loss of countryside frontage and significant trees, intensification of traffic and entrance, loss of a significant open space and countryside context to the Church group and Frog Hall, a positive building within the Conservation Area, and obscuring significant views from North and North West, from a public footpath and the Church group. • Listed Buildings- Holy Trinity Church (Grade I) is directly to the south of the site; Sutton Hall is a Grade II listed building that was formerly the rectory set close to the church. Within the grounds of the church are 4-lidded coffins and a war memorial that are listed. Setting of Church, Sutton Hall and group of listed buildings and curtilage listed buildings around Church. Major adverse effect due to loss of open ground and rural context and obscuring of views to and from the Church group. • Non-statutory archaeological site - The site is located in the historic core of the village adjacent to the medieval parish Holy Trinity Church. The County Archaeologists would require further information in advance of any planning application for this site.

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders - A group of trees in the grounds of Sutton Hall and the new rectory have preservation orders on them. Part of this grouping is along the southern section of the site that links to West Wrating Road. There are two TPOs in the grounds of Frog Hall that are next to the site. • Protected Village Amenity Area – a large area to the south of the site including the church and its grounds; Sutton Hall and the new rectory; and part of the playing fields of the primary school. • Public Rights of Way – a footpath follows the south eastern boundary of the site from West Wrating Road • 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 of high grade - Grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Noise: Generation Some noise from Balsham Recreation Ground. Minor to moderate noise related issues, but no objection in principle subject to careful design and layout. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Balsham as being located in the southern Chalklands of South Cambridgeshire. The village is sited on a ridge, which runs east-west rising to the eastern edge of the village. The landscape setting is one of rolling countryside with several ridges giving views into the village across arable fields and hedgerows.</p> <p>The settlement pattern of the village is described by the SCVCS as having a distinctively linear pattern. The historic core of the village includes not just the High Street but the church, village green, rectory and Sutton Hall which are set back to the north of the High Street off Church Lane. This part of the village is very rural with mature trees and hedgerows as well as the green combining to create an intimate village feel very different from the surrounding countryside.</p>

The site is located on the northern edge of Balsham. The SCVCS states that to the north of the village the landscape setting is strongly undulating with large arable fields with good hedgerow structure and medium distant views to the horizon. Approaching the village from the north the church tower is visible set amongst a well treed edge. Around the village are a number of enclosed fields and paddocks which contribute towards this wooded setting. The wooded enclosed characteristics of much of Balsham from many of the approaches is to a great extent achieved by the retention of the enclosed fields, paddocks and large gardens between the village and the surrounding countryside.

The site is a paddock that is enclosed on three boundaries and therefore very characteristic of the enclosed fields highlighted in the SCVCS. The western boundary is next to the Balsham recreation ground and bowling green and it is in this direction that the site is open. The boundary with the bowling green is a manicured hedge with a pavilion building beyond. The remainder of this edge is a hedge with some trees. There are views from the site across the playing fields into the open countryside. The SCVCS mentions the importance of the recreation ground along with small fields in this part of the village in combining with strong hedgerows and tree groups to create a soft edge to the historic core.

The Balsham Conservation Area is adjacent to the southern and part of the eastern boundary of the site. Holy Trinity church is identified in the SCVCS as a landmark building and views of the church tower on approaches into the village is one of Balsham's key attributes. The church and its surrounding churchyard are to the south of the site with mature trees along this boundary. If the site were to be developed these views would be impacted.

Also within the Conservation Area is Sutton Hall, which is a listed-building, and the Rectory – both substantial residential properties with large mature gardens containing protected trees. Large trees screen the boundaries of these grounds with the site. The trees and landscaping surrounding these houses provides a soft edge to the village in views from the recreation ground across the site.

To the north east of the site is Frog Hall, which is a house, set in a large garden and is within the Conservation Area. This property does not have a treed boundary with the site and there are open views from Frog Hall across the site and equally open views into the hall's garden.

To the north of the site is Grange Farm Cottages, which is adjacent to West Wratting Road. It has a treed boundary with the site and therefore views are screened from this property across the site. The

	<p>edge created with the site is soft.</p> <p>Development of this site would have a significant adverse effect on both the landscape and townscape of Balsham. The Conservation Area and in particular the setting of the church would be effected with the loss of the open land. The rural character and countryside frontage would be lost and significant views would be obscured from the north and north west. The setting of numerous listed buildings would be seriously affected.</p>
Can any issues be mitigated?	Noise issues from adjoining recreation ground could be mitigated but significant adverse impact on landscape setting of Balsham and the proximity of numerous listed buildings could not.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</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 Rivey Tower, within which there is a minimum spare capacity of 328 properties based on the peak day for the distribution zone less any commitments already made to developers. There is sufficient spare capacity within Rivey Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – No supply • Mains sewerage - There is sufficient capacity at the Balsham Waste water treatment works to accommodate this development site. 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?	Balsham has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus

	<p>primary places in Balsham taking account of planned development in Balsham, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 52 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p>
Health facilities capacity?	Some capacity at Linton Health Centre.
Any other issues?	<p>The promoter has provided the following additional information</p> <p>Affordable housing at 40% and Public Open Space at levels set out in SPD.</p>
Can issues be mitigated?	No – the Highway Authority have concerns about the access. The sewage network is approaching capacity and could be upgraded. Additional school places and health facilities would need to be provided.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.90ha)
Site capacity	27 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?	Owned by Ely Diocesan Board of Finance
Legal constraints?	None
Is there market interest in the site?	Site has not been marketed
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 first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None
Are there any cost factors that would significantly affect deliverability?	None
Could issues identified be overcome?	N/a
Economic viability?	<p>Viability Category 2 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 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>

Site Assessment Conclusion
Site with no development potential.

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

Location	Balsham
Site name / address	Balsham Buildings, 7 High Street,
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	15-20 dwellings with some small business (B1 use) units
Site area (hectares)	0.83
Site Number	156
Site description & context	<p>The site is to the south of the High Street in Balsham opposite the village primary school. It has residential properties as immediate neighbours to the south, west and east of the site. There are some allotments adjacent to the southern boundary and a footpath follows this boundary.</p> <p>The site comprises of four buildings used for employment related uses with associated storage area and car parking around. The largest building occupies the rear of the site and is an industrial unit. Balsham Buildings is a second largest building set back from the road looking out onto the High Street.</p>
Current or last use of the site	<p>B1 (several units), B2 (vacant) and open storage (B8)</p> <p>Manufacturing side of business closed earlier this year. Large industrial unit and storage area to rear of site is now vacant.</p>
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>2004 Local Plan</p> <p>The inspector in his report considered this site. In the draft version of this plan the site had been allocated for residential development but</p>

	<p>was deleted in the Pre-Inquiry Changes in response to objections that the then active use of the land for employment related purposes should be safeguarded for its overall economic and sustainability benefits to the village. The inspector stated - <i>'I strongly support this reasoning, especially as Balsham is somewhat isolated from other sources of employment. In any case there is no evidence that the draft plan's original proposal would have been implemented.'</i></p> <p>1993 Local Plan This site was proposed as an allocation for residential development on the basis that insufficient land had been allocated for housing. The inspector concluded the following – <i>'...although the village lies within the Area of Restraint I consider that the location and surroundings of this land make it so suitable for housing that it should be allocated for this purpose.'</i></p> <p>He therefore recommended that the Local Plan be amended by the allocation of the Balsham Building site for residential development. The adopted plan subsequently included this residential allocation.</p> <p>Planning applications There have been a number of planning applications on the site all relating to its commercial usage. The most recent permission was in 2006 for change of use of one of the buildings from a kitchen showroom and ancillary offices/ storage to office use. (S/0994/06/F)</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?	No
Tier 1 conclusion:	The site is to the south of the High Street in Balsham opposite the village primary school. It is has residential properties as immediate neighbours to the south, west and east of the site. There are some allotments adjacent to the southern boundary and a footpath follows this boundary. The site comprised of four buildings used for employment based uses and development of this site would result in

	<p>the loss of employment land in Balsham.</p> <p>The site was allocated for housing in the 1993 Local Plan but this allocation was subsequently removed when changes were made at the pre-inquiry stage of the 2004 Local Plan as the site was still in active use for employment related purposes.</p> <p>The largest building to the rear of the site is according to the promoter currently vacant.</p>
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 – Front half of the site adjacent to the road is within Conservation Area - Prominent site in village core and within settings of numerous listed buildings. • Listed Buildings- There is three grade II listed buildings to the north east of the site on the opposite side of the High Street some 24 metres distance - 1,3, & 5 West Wrattling Road. Also to the east on the same side 70metres along the High Street is a grade II house – 4 West Wickham Road. • Non-statutory archaeological site - The site is located in the historic core of the village. There is also evidence for late Bronze Age/Early Iron activity in the vicinity. 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 follows the southern boundary of the site • 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.

<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination - Current industrial/commercial use. Needs assessment. Can be conditioned. • 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- No obvious noise related issues, therefore no objection in principle. This site has historical use as light industrial / warehouse and associated commercial parking. Allocating this site for residential would be positive and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well-being- fully support. Some road noise but can be mitigated by condition.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Balsham as being located in the southern Chalklands of South Cambridgeshire. The village is sited on a ridge, which runs east-west rising to the eastern edge of the village. The village has a distinctive linear pattern stretching east-west along High Street and West Wickham Road</p> <p>The SCVCS notes that Balsham has retained its linear structure despite the estate development within the village. The historic core contains most of the listed buildings along Church Lane and part of the High Street.</p> <p>The site is south of the High Street opposite the primary school, which has trees fronting onto the road. The site in contrast has a strip of low vegetation forming its boundary with the High Street with the entrance to the site being very wide. It is very open in nature looking out onto the High Street. The employment units look very functional. The main building - Balsham Buildings is set back from the road which is uncharacteristic of other buildings along the High Street. There is hard standing for car parking fronting onto the road with no landscaping – apart from the low lying strip on the road edge to soften the impact. Views looking along the High Street are punctuated by the site being open with the building line being set back from the road.</p> <p>There is a new development of three houses off the High Street to the east of the site where one of the houses is set adjacent to the High Street thereby retaining the linear form of the village. The boundary with the site is a tall manicured hedge.</p> <p>To the east of the site are residential properties in Barton Close, which are predominantly bungalows. These properties are very close to the boundary with the site. There are areas of open space within the layout of this cul-de-sac that have large trees that screen the industrial buildings from this residential area.</p>

	<p>The houses to the west of the site along the High Street and in Sleaford Close are close to the boundary with gardens containing trees that screen the industrial units. Sleaford Close is predominantly bungalows. These contrast with the predominantly stark built form and hard standing of the buildings on the site.</p> <p>To the south of the site is a single house – The Hay House. A footpath separates this property and its garden from directly adjoining the industrial site. The large industrial unit on the southern edge of the site forms a hard built form to this edge. The footpath has many trees along its length. Allotments adjoin this house and the footpath and they extend southwards from the village. The SCVCS identifies these allotments as providing a soft edge to the village.</p> <p>Development of this site would have a beneficial effect on the townscape of Balsham by providing the opportunity to improve the appearance of a prominent site within the historic centre of the village. The current buildings on the site with extensive concreted surfaces have the potential to be enhanced.</p>
<p>Can any issues be mitigated?</p>	<p>Yes - positive outcome for removing uses that have in the past created noise. Opportunity for landscaping and improving townscape of this part of Balsham by having residential use with careful design.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>A junction located on to the High Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</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 Cambridge Water Company (CWC) distribution zone Rivey Tower, within which there is a minimum spare capacity of 328 properties based on the peak day for the distribution zone less any commitments already made to developers. There is sufficient spare capacity within Rivey Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – No supply

	<ul style="list-style-type: none"> • Mains sewerage - There is sufficient capacity at the Balsham Waste water treatment works to accommodate this development site. 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>Balsham has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus primary places in Balsham taking account of planned development in Balsham, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a need for early years places and a maximum of 7 primary school places and 5 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?	Some capacity at Linton Health Centre.
Any other issues?	<p>The promoter has provided the following additional information</p> <p>What assumptions have you made about the above uses and why? Demand for B1 units is limited but site could accommodate some B1 floorspace or starter business units, as well as residential development.</p> <p>Access to site from High Street already exists and is more than adequate to serve any redevelopment of the site, however the opportunity could be taken to improve the existing access by relocating it to the centre of the site (away from its current position opposite the school access, which causes problems, and adjoining residential property).</p> <p>Any other constraints affecting site. - The existing general industrial (B2) established use of the site represents a non-conforming use in a predominantly residential area. As such, redevelopment for residential purposes (possibly including some B1 floorspace) would have significant environmental benefits to the adjoining residential area in terms of noise, disturbance and heavy good vehicles.</p> <p>What opportunities can your development provide</p> <p>The redevelopment of this site, primarily for residential purposes, has the potential to create a sympathetic development that would improve the character and appearance of this part of the Conservation Area</p>

	<p>by providing an enhanced, traditional building frontage and enclosure to the streetscene and removing large areas of parking and servicing, as well as unattractive buildings.</p> <p>In addition, the site could also accommodate several small business units or "starter" units, possibly including the existing users on the site. The development also has the potential to provide a "drop-off" layby for the school at the front of the site, which could help to alleviate current parking and traffic issues in this part of the High Street at school drop-off and collection times. Finally, the development has the potential to provide much needed affordable dwellings in a sustainable location at the heart of the village, close to all existing services and facilities.</p>
Can issues be mitigated?	There is an acceptable access to the site. The sewage network is approaching capacity but could be upgraded. Additional school places and health care facilities could be provided.

Tier 3: Site Specific Factors

Capacity	
Developable area	0.75ha
Site capacity	22
Density	30dph

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. 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?	George Thurlow Holdings
Legal constraints?	No constraints
Is there market interest in the site?	<p>The vacant office and light industrial units on the site are currently being marketed, although there has been little interest.</p> <p>There has been interest in the site from a developer.</p> <p>The promoter has provided the following additional information - Please note that Cheffins have been instructed by the owners of the site to both market the existing vacant buildings, and to advise on</p>

	longer term development options for the site, and for the Balsham Buildings business as a whole.
When would the site be available for development?	<p>The site is not available immediately. The site could become available 2011-16 The assessment is based on information provided on the questionnaire.</p> <p>The promoter has provided additional information about why the site is not available immediately –</p> <p>The administrative side of the business (Balsham Buildings) occupies the main buildings at the front of the site, and two small local businesses occupy other adjoining units on short leases. Several other units are currently vacant. Only the production side of the business has closed, but because the site is now significantly under-used, the owners are considering either: relocation of the business to other premises in the Group (e.g. Littleport) and the redevelopment of the site for residential and employment purposes; or redevelopment of the site for residential and employment purposes, including some new business units that they could occupy.</p>

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16 2016-21 2021-2026 2026-2031 (delete as appropriate) • Development period (in years) • Annual dwelling completions (add number of dwellings) • Phasing (i.e. number of dwellings in each year, allowing for building up to that rate for larger sites)
Are there any market factors that would significantly affect deliverability?	<p>The promoter has stated the following – Balsham is an attractive and popular village and part of the site is within the conservation area - there is no reason to believe that a sensitively designed housing development would not highly marketable.</p>
Are there any cost factors that would significantly affect deliverability?	<p>The promoter has stated the following – The Council's current affordable housing requirement (40%) could be likely to affect viability, unless higher densities are used. Policy ET/6 also resists the loss of employment sites in villages to non employment uses unless certain criteria are met - in this respect, we would submit that: large areas of the site are inappropriate for general industrial use to continue; that there would be overall benefits to the community if the site were to be redeveloped for residential use (possibly with an element of business/employment use); and that the existing use and potential industrial use are causing (and have the potential to cause) environmental problems, such as noise pollution and heavy goods traffic.</p>
Could issues identified be overcome?	<p>Through the redevelopment of the site, primarily for residential purposes, but in recognition of Policy ET/6, the proposals could also include a small element of business (B1) use (or start-up units),</p>

	<p>however the size of the village and the likely level of demand for such units in this location would need to be carefully assessed. Consideration could also be given to a lower % of affordable housing in recognition of the possible mixed-use nature of any redevelopment, and the environmental improvements that could be achieved.</p>
<p>Economic viability?</p>	<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>

<p>Site Assessment Conclusion</p>
<p>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.</p>

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

Location	Balsham
Site name / address	Land east of Fox Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	70 dwellings with public open space
Site area (hectares)	5.37ha
Site Number	216
Site description & context	<p>The site is on the western edge of Balsham to the east of Fox Road. It is to the rear of residential properties on the north side of the High Street including Balsham Place – a listed building. The grounds of this house form the eastern boundary of the site.</p> <p>The site is pastureland. There are residential properties on three sides of the site. The northern boundary is a hedge with open countryside beyond.</p>
Current or last use of the site	Meadow grass
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LDF June 2006 – Objection site 2 A smaller site east of Fox Road was promoted for housing.</p> <p>LDF June 2007 – Objection site 10 / June 2006 – Objection site 3 Part of the site was promoted for housing during the Site Specific Policies DPD inquiry. The site was a smaller one immediately north of properties in the High Street. A revised boundary to the site was</p>

	<p>consulted upon in 2007 that included access land onto the High Street.</p> <p>2004 Local Plan The smaller site north of the High Street was considered by the inspector and in his 2002 report he stated - <i>'... I find no case to support any allocation here or the extension of the village into this attractive rural area.'</i></p> <p>1993 Local Plan The same site north of the High Street was proposed for housing during the inquiry into this plan and the inspector in his report stated <i>'Although in places the land off Fox Road adjoins the mainly built up area of the village, its extent and the generally attractive nature of the countryside of which it forms part means that its development would result in a substantial and harmful incursion into the Area of Best Landscape.'</i></p> <p>Planning applications An application was refused in 1971 for residential development on a small plot of land adjacent to Fox Road in the top north west corner of the site. Reasons for refusal included that it was outside of the village and development would detract from openness of rural countryside. (SC/71/145)</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"> • Listed Buildings –None directly within the site but Grade 2 listed Stables at Balsham Place, High Street along the eastern boundary of the site; Balsham Place – Grade 2 listed house set in grounds that form majority of eastern boundary of the site.
Tier 1 conclusion:	The site is on the western edge of Balsham north of residential properties in the High Street and east of houses in Fox Road. Balsham Place is a listed building set in grounds with listed stables which follow the eastern boundary of the site. There is therefore residential development along three of the boundaries with the remaining northern edge being a hedge with open countryside beyond. The site is pastureland including many trees.
Does the site warrant further	Yes

assessment?	
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Tier 2: Significant Local Considerations

Designations and Constraints

Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Within Conservation Area. Major adverse effect on Conservation Area due to loss of the largest area of open ground included within the CA and of a significant wooded rural site and forming the backdrop to listed buildings and High Street. • Listed Buildings – Balsham Place (Grade II) and Balsham Stables (Grade II) are to the east of the site. 12 Fox Road (The Old Fox) is a grade II listed property that has a garden backing onto the site. Setting of listed buildings along Fox Road & High Street. Major adverse effect on the settings of a number of listed properties including those at Balsham Place due to the loss of open rural context and backdrop. • Non-statutory archaeological site - The site is located in the historic core of the village adjacent to the 16th century Place Manor. Further information would be necessary in advance of any planning application for this site.
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Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – The area of the field is identified as having protected trees • Protected Village Amenity Area – the section of the grounds of Balsham Place that adjoins the High Street is a PVAA. The boundary of this adjoins the south eastern corner of the site. • Public Rights of Way – a footpath follows the northern boundary from Fox Road eastwards along the edge of the village. • 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
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Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination – No issues
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	<ul style="list-style-type: none"> • 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: Generation No obvious / apparent noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance location.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Balsham as being located in the southern Chalklands of South Cambridgeshire. The village is sited on a ridge, which runs east-west rising to the eastern edge of the village. The landscape setting is one of rolling countryside with several ridges giving views into the village across arable fields and hedgerows. The village has a distinctive linear pattern stretching east-west along High Street and West Wickham Road</p> <p>The site is pastureland north of the High Street. The SCVC identifies the field as being enclosed and marking a transition between the village and the large open fields within the wider countryside. The northern boundary of the pasture is a hedge with mature trees within it. Groups of trees spread from this hedgerow into the field breaking up its rectangular form.</p> <p>Views into and from the site are somewhat restricted since the site is enclosed to the south by the houses in the High Street and to the west by housing in Fox Road and Orchard Close. Well-established protected trees are growing along these boundary edges. The topography of the land is not undulating therefore further creating enclosure for the site. To the east the grounds of Balsham Place contain many trees, which screen the site from this aspect. A pond is located just within the boundary of the site at this point.</p> <p>The site can be seen from the footpath that follows the northern boundary through the trees that grow on the site. If the site were to be developed there could be the loss of significant views across the site from this footpath towards the historic High Street.</p> <p>There are a number of listed properties that adjoin the site. These would be impacted if the site were to be developed. Balsham Place is a large listed house set in wooded grounds that adjoins the eastern boundary of the site. The main house is only some 10 metres distance from the edge of the site. The stables within its grounds are also listed and they are located on the boundary of the site so their setting would inevitably be affected by development on the site.</p> <p>Development of this site would have a significant adverse effect on both the townscape and landscape setting of Balsham because it</p>

	would result in the loss of an open area with a distinct rural character which provides a setting for numerous listed buildings notably those at Balsham Place.
Can any issues be mitigated?	No the impact on the townscape and landscape setting due to the proximity of a number of listed buildings could not be mitigated.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>A junction located on to Fox Road 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 Rivey Tower, within which there is a minimum spare capacity of 328 properties based on the peak day for the distribution zone less any commitments already made to developers. There is sufficient spare capacity within Rivey Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – No supply • Mains sewerage - There is sufficient capacity at the Balsham Waste water treatment works to accommodate this development site. 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>Balsham has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus primary places in Balsham taking account of planned development in Balsham, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 70 dwellings could generate a need for early years places and a maximum of 25 primary school places</p>

	and 18 secondary places. 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.
Health facilities capacity?	Some capacity at Linton Health Centre.
Any other issues?	The promoter had provided the following additional information – The property is situated to the north of the developed village, adjacent to a ribbon of development that extends along Fox Road. The site is ideally placed to accommodate development, being well integrated into the village. By reason of its location and nature of the site, there is a prime opportunity to development open/recreation space, integrated within a scheme that respects and enhances the conservation area. By reason of the limited site frontage, the site does not lend itself readily to complimentary retails uses, although there could be scope for some community use. Moreover, the site can support much needed affordable housing.
Can issues be mitigated?	In part by the upgrading of the sewerage network. Additional school places and health care facilities would need to be provided.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 4.03ha)
Site capacity	121
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?	Individual landowner
Legal constraints?	None
Is there market	The site had not been marketed.

interest in the site?	
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 first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None
Are there any cost factors that would significantly affect deliverability?	None
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 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</p>

	requirements would allow development during the plan period.
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Site Assessment Conclusion
Site with no development potential

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

Location	Balsham
Site name / address	Land at Linton Road, Balsham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	14 dwellings with public open space
Site area (hectares)	1.61ha
Site Number	236
Site description & context	<p>The site is on the western edge of Balsham south of residential houses in Cambridge Road. It is bounded to the west and east by roads, which are within the open countryside.</p> <p>A residential property is within the site - No 22 Linton Road.</p> <p>The site is pastureland.</p>
Current or last use of the site	Grazing
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>1993 Local Plan</p> <p>It was proposed that infill development could be done on this site during the inquiry into the 1993 plan. The inspector in his report stated that '...The development of the land would result in an unwarranted extension of the built up area into the open countryside...'</p>

	<p>Planning application</p> <p>Two applications have been made to get permission for housing on part of the site – 1971 and 1964 – both of which were refused. The reasons for refusal included that the site was outside the village and development would impact the open rural character of the area. (SC/72/582)</p> <p>No 22 Linton Road was given permission as a dwelling for a farm worker in 1974.</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?	No
Tier 1 conclusion:	The site is on the western edge of Balsham to the south of residential properties in Cambridge Road. It is bounded to the west and east by roads. The site is pastureland within open countryside. A dwelling for an agricultural worker is within the site on Linton Road
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 – North east corner of site abuts Balsham Conservation Area. Adverse impact due to loss of prominent site on approach to the conservation area and due to deep development. • Listed building – No1 Fox Rd (Town End Farmhouse) is grade II building to the north east of the site (100metres); Linton End House, Linton Rd (Grade II) is the south of the site(145metres). Some adverse impact on setting of Linton End due to existing setting is rural low key character. Setting of listed buildings in Fox Rd and High St screened from site.

	<ul style="list-style-type: none"> • Non-statutory archaeological site - Located to the west of the historic village core, and evidence for Iron Age settlement is known in the vicinity. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders - A group of protected trees are located to the north east of the site at the junction of the Cambridge Rd and Linton Rd. • 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
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • 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 - No obvious / apparent significant noise related issues, therefore no objection in principle.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Balsham as being located in the southern Chalklands of South Cambridgeshire. The village is sited on a ridge, which runs east-west rising to the eastern edge of the village. The landscape setting is one of rolling countryside with several ridges giving views into the village across arable fields and hedgerows. The village has a distinctive linear pattern stretching east-west along High Street and West Wickham Road</p> <p>The SCVCS describes the area as having linear housing abutting open fields. The properties in Cambridge road back onto the site with open views across the gently undulating open arable landscape. The site if it were to be all developed would introduce a different pattern of development contrary to the existing linear form.</p> <p>There is a hedge along the eastern boundary broken by the house that is located within the site. This property is set back from Linton</p>

	<p>Road with open views across the field to the west. This approach road into Balsham is described by the SCVCS study as having narrow views into the village.</p> <p>A tall hedge forms the boundary to the west along Fox Road screening views into the site.</p> <p>Development of the site would have a significant adverse effect on the townscape of Balsham because it would introduce a non-linear form of built development into the village. The site is rural in character and part of the undulating open countryside on this western side of Balsham.</p>
Can any issues be mitigated?	No – due to fact that site is rural in character and part of the wider countryside.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>A junction located on to the 'C' Class Road North West of the site would be acceptable to the Highway Authority.</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 Rivey Tower, within which there is a minimum spare capacity of 328 properties based on the peak day for the distribution zone less any commitments already made to developers. There is sufficient spare capacity within Rivey Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – No supply • Mains sewerage - There is sufficient capacity at the Balsham Waste water treatment works to accommodate this development site. 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?	Balsham has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City

	<p>Infrastructure Study, the County Council stated there were 13 surplus primary places in Balsham taking account of planned development in Balsham, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 14 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?	Some capacity at Linton Health Centre.
Any other issues?	
Can issues be mitigated?	Yes in part but would need an upgrade in service utilities, schools and health provision.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.45ha)
Site capacity	43
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?	L Samworth and Partners
Legal constraints?	The land is owned by L Samworth and Son and is placed within a trust.
Is there market interest in the site?	The site has not been marketed.
When would the	<ul style="list-style-type: none"> The site is available immediately.

site be available for development?	
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Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None
Are there any cost factors that would significantly affect deliverability?	None
Could issues identified be overcome?	N/a
Economic viability?	<p>Viability Category 2 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 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>

Site Assessment Conclusion
Site with no development potential

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

Location	Balsham
Site name / address	Land behind 10-16 Old House Road
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)	1.16ha
Site Number	280
Site description & context	<p>The site is on the eastern edge of Balsham to the south of properties in Old House Road. There are residential properties to the west but the site is adjacent to rolling countryside to the south and east.</p> <p>The site comprised a flat open grassy field surround on three sides by mature trees and hedgerows. There are some derelict sheds in the northern corner of the site.</p>
Current or last use of the site	Redundant grazing land with derelict stable
Is the site Previously Developed Land?	Yes / No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LDF 2007 – Objection site 4 (06.06) 11 (06.07) The inspector at the hearings of the Site Specific Policies DPD considered the site.</p> <p>2004 Local Plan This site was considered in the inspector's report <i>'...Although the site is adjoined on two sides by developed areas within the village framework and is reasonably well screened on the</i></p>

	<p><i>other two boundaries by existing trees and hedges, it is part of an attractive rural fringe of the village. In my view it is not a natural part of the existing village framework and, taking account of the matters discussed in the introduction above, there is no housing need to support the allocation of this (or any other site) in Balsham for residential development. ‘</i></p> <p>Planning application</p> <p>There have been a number of applications refused for residential development on this land. Inspectors who have supported the view of the Council that this land should not be developed for housing have dismissed two appeals. The inspector in 1981 stated ‘In my opinion the proposal would be an undesirable extension of the village into the countryside and it would be detrimental to the appearance of this area...I take the view that the proposal would extend the physical framework of the built up area of the village into the countryside...’ He was also concerned about the proposed access to the site and considered that the residents of the houses adjoining the access would suffer severe loss of privacy and could be disturbed by the movement of vehicles. (S/1545/81)</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?	No
Tier 1 conclusion:	The site is to the east of Balsham south of properties in Old House Road. There are residential properties to the west. There are mature trees and hedgerows on three sides of the site. It is adjacent to open countryside to the south and east.
Does the site warrant further assessment?	Yes / No

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Building – 40 West Wickham Rd (Brown Penny Cottage) is a grade II building located west of the site (100metres) - Depending on height, potential setting of this property could be impacted but separated by modern development. Non-statutory archaeological site - Located on the eastern side of the historic village core with evidence for a medieval hollow way and possible moated site to the north. 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 - there is a group of protected trees that come up to the south western corner of the site 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"> Ground Water Source Protection Zone 3 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: Generation - No obvious / apparent noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Balsham as being located in the southern Chalklands of South Cambridgeshire. The village is sited on a ridge, which runs east-west rising to the eastern edge of the village. The landscape setting is one of rolling countryside with several ridges giving views into the village across arable fields and hedgerows. The village has a distinctive linear pattern stretching east-west along High Street and West Wickham Road.</p> <p>The SCVCS identifies the field as enclosed pasture where there is a</p>

	<p>fairly soft edge to the village with hedgerows combining with undulating fields to enclose the village.</p> <p>There are residential properties in Dolls Close and The Brambles to the west of the site with gardens backing onto the field.</p> <p>Well-established hedgerows containing mature trees enclose the site. To the east and south the field is adjacent to wide-open countryside.</p> <p>Development of this site would have a significant adverse effect on the landscape setting of Balsham because it is a site that has a rural character and is part of the open countryside to the east of the village.</p>
Can any issues be mitigated?	Noise issues could be mitigated but not the impact on the landscape setting of Balsham.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p> <p>With regard to the proposed access to the site, the Inspector considering the appeal for application S/1545/81/O considered that this would adversely effect the amenity of the residents in nos. 12 and 14 Old House Road:</p> <p>‘Pedestrians and vehicles visiting the proposed bungalows would pass close to these houses and alongside the full length of the gardens. I consider that the residents would suffer a severe loss of privacy and could be disturbed by the movement of vehicles. If walls were built along the boundaries as suggested by your clients, this would minimise the loss of privacy and might reduce the disturbance factor, however the residents at present enjoy an open aspect, and I am sure that the high walls would result in a loss of amenities and they would be resented by the residents.’</p> <p>The Call for site questionnaire also highlights that there is a ransom strip relating to access of the site.</p>
Utility services?	<ul style="list-style-type: none"> Electricity - No significant impact on existing network

	<ul style="list-style-type: none"> • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Rivey Tower, within which there is a minimum spare capacity of 328 properties based on the peak day for the distribution zone less any commitments already made to developers. There is sufficient spare capacity within Rivey Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – No supply • Mains sewerage - There is sufficient capacity at the Balsham Waste water treatment works to accommodate this development site. 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>Balsham has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus primary places in Balsham taking account of planned development in Balsham, and a small deficit of 3 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?	Some capacity at Linton Health Centre.
Any other issues?	
Can issues be mitigated?	In part but the Highway Authority have concerns about the access. Additional school places and health care facilities would need to be provided.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.78ha)

Site capacity	23
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?	Individual landowner.
Legal constraints?	A ransom strip exists for numbers 10-16 Old House Road in order to gain access to the site.
Is there market interest in the site?	The site has not been marketed. There has not been interest in the site from a developer since 2007.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

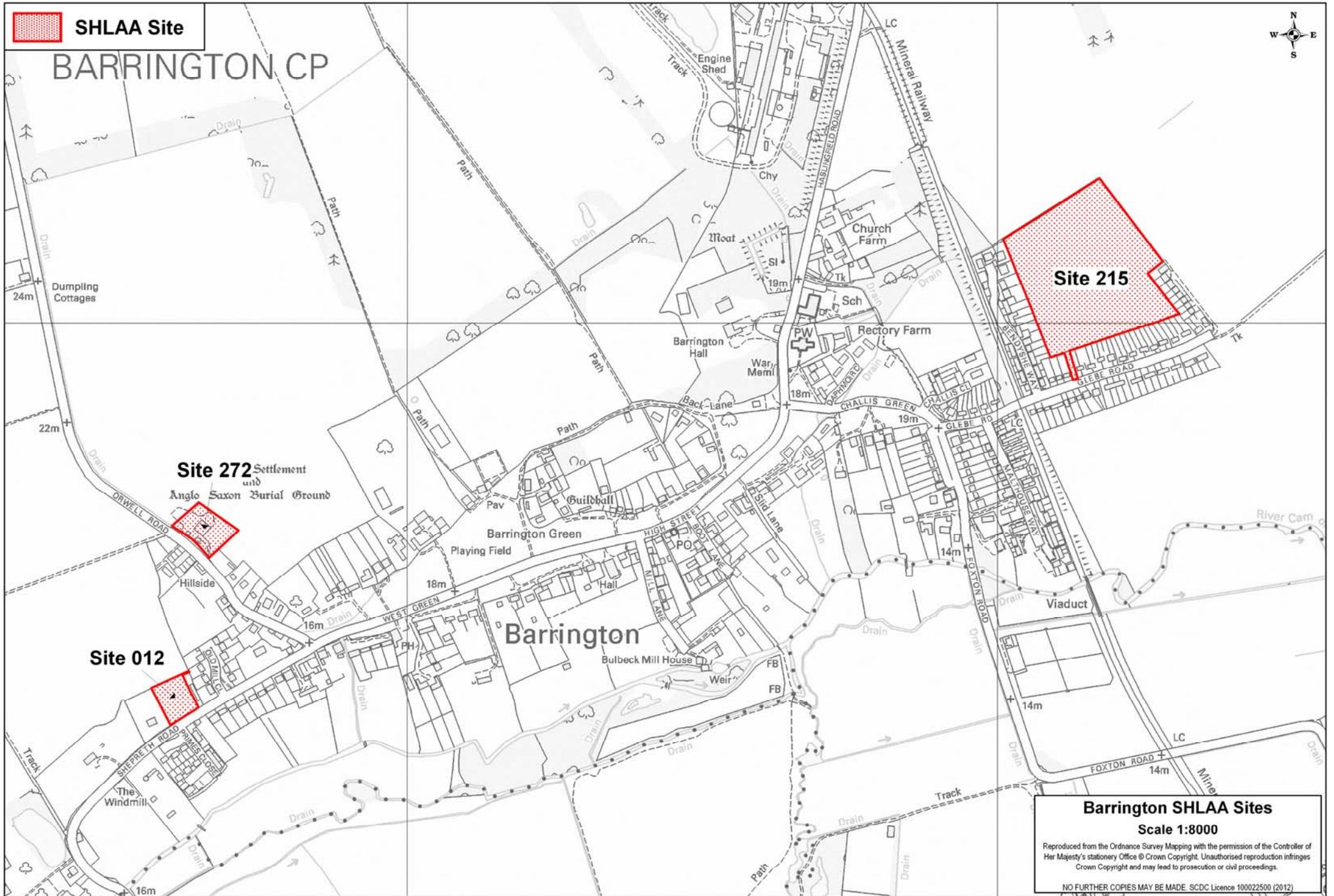
Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	Unaware of any factors
Are there any cost factors that would significantly affect deliverability?	Unaware of any factors
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or</p>

	<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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Site Assessment Conclusion
Site with no development potential.

 SHLAA Site

BARRINGTON CP



Site 215

Site 272 Settlement and Anglo Saxon Burial Ground

Site 012

Barrington SHLAA Sites
Scale 1:800
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)**

Site Assessment Proforma

Location	Barrington
Site name / address	Land between 12 & 22 Shepreth Road, Barrington
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)	0.38 ha.
Site Number	012
Site description & context	The site lies to the north of Shepreth Road on the western edge of Barrington. The site adjoins residential development to the east and south, and isolated properties in large grounds to the west. A large agricultural field adjoins the site to the north. The site comprises a small area of woodland.
Current or last use of the site	Woodland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LP2004 Inspector - I note that the previous Local Plan Inspector concluded that the site marked the point at which the village to the east gave way to much more dispersed buildings in the countryside. Despite the recent construction of some 'exceptions' affordable housing on the opposite side of the road, I consider that the earlier assessment continues to be relevant.</p> <p>LP1993 Inspector – Although there are some residential properties along Shepreth Road to the west of Old Mill Close, I consider there is a distinct change in character at the western edge of that development, where the built up area gives way to the more dispersed buildings of the countryside. The position of the Village Framework at this point acknowledges this change, and I consider that it is appropriately defined. The allocation of this land and/or the extension of the Framework westwards would result in a linking between, and consolidation of, existing development and thereby</p>

extend the built up area into the countryside, to the detriment of its character.

There have been several attempts to gain planning permission for various scales of residential development on the site, which have all been refused.

The most recent (S/0190/89/O) went to appeal and the Inspector reported: "In my opinion the development would consolidate the small amount of sporadic development outside the village and in so doing it would weaken the relatively clear dividing line between village and countryside. I conclude that it would unacceptably detract from the character of the village and the aims of national and local policies to conserve the countryside, which, hereabouts, is defined as an area of 'Best Landscape' within the county."

An earlier appeal (S/1720/76/F) for 3 dwellings was also dismissed: "Development of the type proposed would progressively detract from the open and rural appearance and character of the area. The surroundings are rural and a tranquil atmosphere prevails over the open and wooded attractive countryside which contains few isolated dwellings, farmsteads and agricultural buildings. I do not hold the view that village buildings should terminate at the same point on either side of its approach roads, but rather that much of the traditional charm of such settlements is derived from a more haphazard and less formal arrangement of buildings and open land much as exists in this place. Furthermore, I consider that the existing compact development next to the north-east boundary of the land already provides a well defined stop line to development to the north east side of Shepreth Road at this end of the village and, as the appeal site is beyond this point, I conclude that it is outside the built up limits of the village. I believe the appeal site field is seen as part of the attractive open and wooded undulating countryside which provides a pleasant rural backcloth to the existing buildings at this end of the village, particularly when viewed from the road to the south west where it is bounded on both sides by countryside containing a few isolated houses, farmsteads and agricultural buildings. The appeal site field and countryside beyond are clearly seen from the open road frontage immediately to the south west. I do not doubt therefore, that although in my opinion the design of the proposed development is well conceived, any houses erected on the appeal site would be seen to intrude upon the present attractive open aspect and so adversely affect the appearance and character of the area of which the appeal site forms a part."

Various other applications (S/1793/88/O, S/0972/85/O, S/0815/82/O, S/1135/79/O, S/1219/78/O, S/1369/75/F, SC/0684/72/O and SC/0511/71/) have been refused for the following reasons:

- The proposal, if approved, would result in an undesirable

	<p>consolidation of ribbon development outside the built up framework of the settlement</p> <ul style="list-style-type: none"> - Development of the type proposed would progressively detract from the open and rural appearance and character of the area and set a precedent for further similar encroachment beyond the existing built up framework of the settlement. - The development, if permitted, would be too large an extension to the village and would adversely change its character. - The development would increase the concentration of traffic in the vicinity of the site which would cause additional danger to users of the Highway and prejudice the amenity enjoyed by neighbouring residents.
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?	No
Tier 1 conclusion:	This woodland site lies to the north of Shepreth Road on the western edge of Barrington with no strategic constraints identified that would prevent the site from being developed.
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 Barrington Conservation Area lies 97m to the east. • Listed Buildings – Grade II Listed nos 1, 3, 7 and 14 Orwell Road and a cluster of buildings at 43 West Green, Shepreth Road lie approximately 145 - 160m to the east. • Non-statutory archaeological site - There is extensive evidence for Saxon activity in the vicinity, including cemeteries. Further information would be necessary in advance of any planning

	<p>application for this site.</p> <p>The site forms an important part of the setting of several Grade II Listed Buildings and the Conservation Area but with careful design it should be possible to mitigate any impact on the wider historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – footpaths 575m to the north east, 740m to the north and 805m to the east. • Biodiversity features - Greatest impact likely to be upon woodland and hedgerow habitats and species as development of a relatively small plot would result in significant local change. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2 <p>This small site is important for biodiversity and it is unlikely impacts on the natural environment could be appropriately mitigated.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Close to old quarry site. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements. • Utility services (e.g. pylons) – telecom lines run along the Shepreth Road frontage.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Barrington as lying 7 miles south west of Cambridge, with one of the largest village greens in the country. This huge oval open space is in the centre of this linear settlement, with continuous frontage housing, with many properties with substantial gardens. Part of this green was built on in the 17th century. The River Cam flows to the south of the village, forming a soft wooded setting. Also between the river and the village are enclosed fields and paddocks with mature hedgerows. The northern edge abuts open fields, but again has well defined hedgerow boundaries. There is some newer housing in depth at the eastern end of the village, but the predominant linear form is retained. The dwellings range from brick farmhouses to timber framed and thatched cottages. The village church is at the eastern end, in a wooded setting.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Barrington. Development of this site has previously been adjudged by independent planning inspectors to be harmful to the open and rural appearance and character of this part of the village. The site promoter claims the character of the area has changed since these applications were made, however this small amount of development has not altered what is still a rural character.</p>

Can any issues be mitigated?	No. Significant natural environment, townscape and landscape impacts on this sensitive part of the village. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and the Conservation Area, and would have a detrimental impact on biodiversity which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.
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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 8,900 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 Strategic Road Network.</p> <p>A junction located on to Shepreth Road 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 CWC Heydon 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. There is insufficient spare capacity within Heydon Distribution Zone to supply the 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 new storage reservoir, tower or booster plus associated mains. • Gas – Barrington has no gas supply. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	Barrington has one Primary School with a PAN of 20 and school capacity of 140, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740. In their 2011

	<p>submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a neither a surplus of 8 primary places in Barrington taking account of planned development in Barrington, and a deficit of 41 secondary places at Melbourn VC 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 one early years place 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 provision of new schools.</p>
Health facilities capacity?	There is no doctors surgery in Barrington. The nearest surgeries are in Harston, Comberton and Melbourn, with no spare capacity for growth.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>The site has been the subject of previous planning applications, the last one being ref S\0190\89. The refusal was based on the effect on appearance and character of Barrington and the immediate countryside. The character of this end of Barrington has significantly changed since 1989 with the Primes Close development opposite and the redevelopment of no. 22 Shepreth Road. The reasons for refusal should now no longer apply. The site is outside of the nearby Barrington Pit SSSI.</p>
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.38 ha if unconstrained)
Site capacity	11 dwellings
Density	30 dph

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential

	development taking account of site factors and constraints.
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Availability	
Is the land in single ownership?	Yes
Site ownership status?	The site is promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	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?	
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</p>

	<p>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.

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

Site Assessment Proforma

Location	Barrington
Site name / address	Land north of Glebe Road, Barrington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 100 dwellings with potential for public open space and allotments
Site area (hectares)	5.2 ha.
Site Number	215
Site description & context	The site lies to the north of Glebe Road and east of Bendyshe Way on the eastern edge of Barrington. The site adjoins residential development to the west, south and approximately half of the eastern boundaries. To the north and east lies open agricultural land. The site comprises an agricultural field, enclosed on all sides by hedgerow, although it is very visible from higher land in the surrounding rolling countryside, particularly to the north.
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	LDF Objection Site 5 (2006) LP2004 Inspector - I find no reason to support development on this scale on the present fringes of Barrington. Moreover, this eastern edge of the village lies within the Green Belt and in my view there are no exceptional circumstances to warrant removal of that protection.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is within the Green Belt.

	<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>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<p>No</p>
<p>Tier 1 conclusion:</p>	<p>This agricultural site lies to the north of Glebe Road and east of Bendyshe Way on the eastern edge of Barrington within the Green Belt. The site falls within an area where development would have a some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints

<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Conservation Area – the Barrington Conservation Area lies 255m to the west. • Listed Buildings – Cluster of Grade II Listed Buildings at Rectory Farm approximately 310m to the west. • Non-statutory archaeological site - Extensive cropmarks to the north and west indicate the location of settlement and agriculture of prehistoric date. Further information would be necessary in advance of any planning application for this site. <p>The site forms part of the setting of several Grade II Listed Buildings and the Conservation Area but with careful design it should be possible to mitigate any impact on the wider historic environment.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – footpath 70m to the south east. • Biodiversity features - Greatest impact would result from general loss of farmland. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2 <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination - Adjacent to industrial/commercial. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Barrington as lying 7 miles south west of Cambridge, with one of the largest village greens in the country. This huge oval open space is in the centre of this linear settlement, with continuous frontage housing, with many properties with substantial gardens. Part of this green was built on in the 17th century. The River Cam flows to the south of the village, forming a soft wooded setting. Also between the river and the village are enclosed fields and paddocks with mature hedgerows. The northern edge abuts open fields, but again has well defined hedgerow boundaries. There is some newer housing in depth at the eastern end of the village, but the predominant linear form is retained. The dwellings range from brick farmhouses to timber framed and thatched cottages. The village church is at the eastern end, in a wooded setting.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Barrington. The site is situated in an area of gently rolling landscape and is very visible from the surrounding higher land. Development in this location will form a large area of backland development out of keeping with the predominantly linear character of Barrington, harmful to the rural</p>

	character of the village.
Can any issues be mitigated?	No. Significant townscape and landscape impacts. Development would very visible from the surrounding higher land, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.

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 8,900 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 Strategic Road Network.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this 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 Heydon 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. There is insufficient spare capacity within Heydon Distribution Zone to supply the 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 new storage reservoir, tower or booster plus associated mains. • Gas - Barrington has no gas supply. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	Barrington has one Primary School with a PAN of 20 and school capacity of 140, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a neither a surplus of 8 primary places in Barrington taking account of planned development

	<p>in Barrington, and a deficit of 41 secondary places at Melbourn VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for a small number of early years places and a maximum of 35 primary school places and 25 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 provision of new schools.</p>
Health facilities capacity?	There is no doctors surgery in Barrington. The nearest surgeries are in Harston, Comberton and Melbourn, with no spare capacity for growth.
Any other issues?	
Can issues be mitigated?	<p>No. It is not possible to provide safe highway access to the site.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (3.90 ha if unconstrained)
Site capacity	117 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?	Yes
Site ownership status?	The site is promoted by a single landowner.

Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	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?	
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</p>

	may take longer than 5 years to come forward).
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Site Assessment Conclusion

Site with no development potential.

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

Location	Barrington
Site name / address	Hillside Farm Buildings, Orwell Road, Barrington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 10 dwellings
Site area (hectares)	0.49 ha.
Site Number	272
Site description & context	The site lies to the east of Orwell Road on the north western side of Barrington. The site adjoins residential development to the south and west. To the north and east lies open agricultural land. The site largely comprises a farm complex with various single story buildings and hard standing, together with a small area of grassland on the southern side with a disused access. The site lies at the edge of a large agricultural field and is partly screened from the road by a section of tall hedgerow, but is completely open to the surrounding landscape and is therefore very exposed and visible.
Current or last use of the site	Farm
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LP2004 Inspector considered land to the rear of Hillside Farm - Although the objection site may not be actively managed there is nothing to suggest that it is previously developed land. The land is at the extremity of the village and in my view there are no special features marking it out as appropriate for inclusion in the village framework. Land to the rear of the site has planning approval for the change of use to horse grazing, horse livery, erection of stables, barn, horse exerciser and access driveway (located to the north of the site) (S/0453/10/F).
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?	No
Tier 1 conclusion:	This agricultural site lies to the east of Orwell Road on the north western side of Barrington with no strategic constraints identified that would prevent the site from being developed.
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 Barrington Conservation Area lies 112m to the south. • Listed Buildings - Grade II Listed nos 1, 3, 7 and 14 Orwell Road and a cluster of buildings at 43 West Green, Shepreth Road lie approximately 29 - 230m to the south. • Non-statutory archaeological site - There is extensive evidence for Saxon activity in the vicinity, including cemeteries. Further information would be necessary in advance of any planning application for this site. <p>The site forms an important part of the setting of several Grade II Listed Buildings and the Conservation Area but with careful design it should be possible to mitigate any impact on the wider historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – footpaths 480m to the north west, and 350m and 690m to the east. • Biodiversity features - Greatest impact would result from general loss of farmland. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2 <p>With careful design it should be possible to mitigate any impact on</p>

	the natural environment.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Current agricultural/commercial use. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Possible net improvement in noise climate due to removal of Hillside farms. • Utility services (e.g. pylons) - Telecom lines run along the Orwell Road frontage.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Barrington as lying 7 miles south west of Cambridge, with one of the largest village greens in the country. This huge oval open space is in the centre of this linear settlement, with continuous frontage housing, with many properties with substantial gardens. Part of this green was built on in the 17th century. The River Cam flows to the south of the village, forming a soft wooded setting. Also between the river and the village are enclosed fields and paddocks with mature hedgerows. The northern edge abuts open fields, but again has well defined hedgerow boundaries. There is some newer housing in depth at the eastern end of the village, but the predominant linear form is retained. The dwellings range from brick farmhouses to timber framed and thatched cottages. The village church is at the eastern end, in a wooded setting.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Barrington. The site is very prominent and exposed to the surrounding countryside, making it very visible from the approach from the north. The existing farm buildings are rural in character and located in an area where there is a soft edge to the village, with plenty of trees and hedgerow. Residential development on this site will create a harsh gateway to the village and have a detrimental impact on the open and rural character of this approach to the village.</p>
Can any issues be mitigated?	No. Significant townscape and landscape impacts. Development would very visible the northern approach to the village, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.

Infrastructure	
Highways access?	Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 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 Strategic Road

	<p>Network.</p> <p>A junction located on Orwell Road 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 CWC Heydon 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. There is insufficient spare capacity within Heydon Distribution Zone to supply the 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 new storage reservoir, tower or booster plus associated mains. • Gas - Barrington has no gas supply. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Barrington has one Primary School with a PAN of 20 and school capacity of 140, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a neither a surplus of 8 primary places in Barrington taking account of planned development in Barrington, and a deficit of 41 secondary places at Melbourn VC 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 one early years place 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 provision of new schools.</p>
Health facilities capacity?	There is no doctors surgery in Barrington. The nearest surgeries are in Harston, Comberton and Melbourn, with no spare capacity for growth.
Any other issues?	

Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
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Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.44 ha if unconstrained)
Site capacity	13 dwellings
Density	30 dph

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

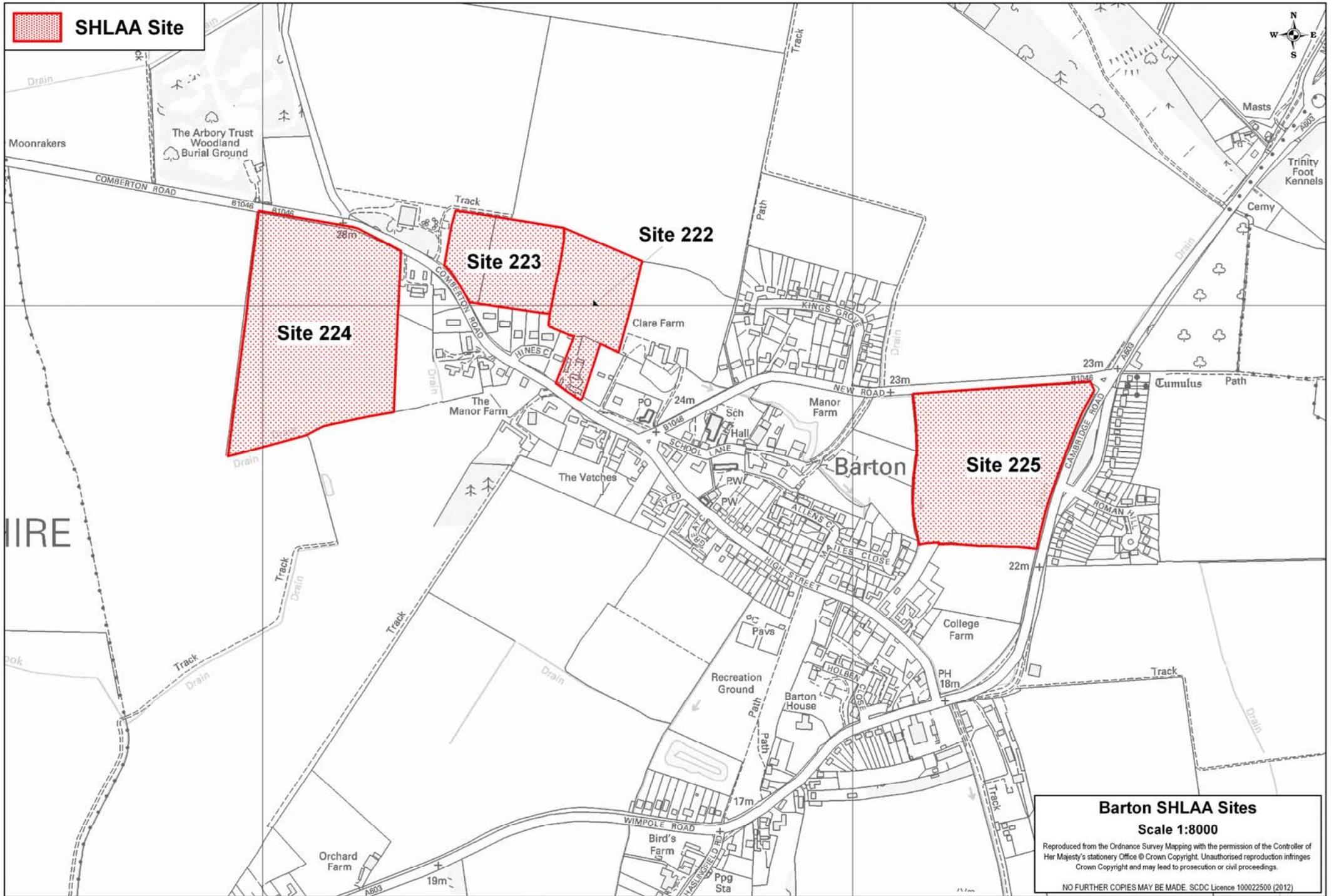
Availability	
Is the land in single ownership?	No
Site ownership status?	The site is promoted by two landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect	None known

deliverability?	
Are there any cost factors that would significantly affect deliverability?	None known
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.

 SHLAA Site



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

Site Assessment Proforma

Location	Barton
Site name / address	Land north of 6-14 Comberton Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 50 dwellings
Site area (hectares)	2.60ha
Site Number	222
Site description & context	<p>The site is on the northern edge of Barton north of Comberton Road. The site includes a strip of land fronting onto Comberton Road, which is between Hines Farm and 14 Comberton Rd. This land extends northwards to the rectangular field that forms the majority of the site. This field is north of the houses at 6-14 Comberton Road. To the north, west and east is open countryside with Clare College Farm to the south east of the site.</p> <p>The majority of the site is an arable field. A strip of land connecting to the Comberton Road contains residential properties fronting onto Comberton Rd and a collection of agricultural buildings.</p> <p>The site is to the west of Site 223.</p>
Current or last use of the site	Farmland and two dwellings.
Is the site Previously Developed Land?	Dwellings are PDL Farmland is not.
Allocated for a non-residential use in the current development plan?	No
Planning history	No
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The majority of the site is within the Green Belt. The strip of land adjoining Comberton Road is outside of the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • 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>Site falls within an area where development would have an adverse impact on Green Belt purposes and functions. Barton is one of the inner necklace villages identified in the Cambridge Green Belt Study 2002, which play an important role in the immediate setting of the City. This study highlights the importance of the rural landscape, which separates inner necklace villages from each other and Cambridge. On Drawing 1641LP/07 the separation between the northern edge of Barton and the south of Coton is identified as open countryside separating inner necklace villages.</p>
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 on the northern edge of Barton. The site includes a strip of land fronting onto Comberton Road. This land extends northwards to the rectangular field that forms the majority of the site. This field is north of the houses at 6-14 Comberton Road. To the north, west and east is open countryside with Clare College Farm to the south east of the site.</p> <p>The majority of the site is an arable field enclosed by hedgerows, which is within the Green Belt. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character

	A strip of land connecting to the Comberton Road contains two residential properties fronting onto Comberton Rd and a collection of agricultural buildings and this is not within the GB.
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 boundary of the conservation area follows part of the south east boundary of the site – the conservation area is to the south and east of the site. Its setting would be adversely impacted if the site were to be developed • Listed Buildings – No 1 New Road – Clare College Farmhouse is a grade 2 listed building whose curtilage adjoins the eastern boundary of the site; 1 School Lane (The Hoops PH) grade 2 listed is to the south east (200metres); there are a number of grade 2 listed properties to the south of the site along Comberton Road – nos. 1,3,5,7. • Non-statutory archaeological site - The site is located on the northern side of the historic village. 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"> • Important Countryside Frontage – an ICF is identified on the north side of New Road from 2 Comberton Road to 21 New Road which looks north west towards the site. • Protected Village Amenity Area – a PVAA is identified on both sides of Comberton Road and part of the southern end of the site is within this area – it extends from Hines Close in the west and to the east to take in 1 Comberton Road. • Public Rights of Way – a footpath follows to the rear of properties in Kings Grove from Comberton Road northwards. • Biodiversity features - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should

	<p>show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land grade 2
Physical considerations?	<ul style="list-style-type: none"> • 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: Generation • No obvious / apparent noise related issues, therefore no objection in principle. • Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance
Townscape and landscape impact?	<p>Barton is included as one of the Western Clayland Villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. The village is essentially linear with housing extending out along the approach roads. The characteristic in depth remains despite some post-war estate development. Due to the irregular shape of this linear village, open countryside penetrates right into the built-up area, giving a rural character.</p> <p>The majority of the site is an arable field behind properties to the north of Comberton Road. This enclosed field marks the transition to a network of larger more open fields that extends from the northern edge of Barton.</p> <p>To the east the site is adjacent to Clare College Farm, which is a listed building, and the farmland surrounding this building penetrates into the village along New Road, which gives a rural character to this part of the village. It is an important countryside frontage where the farmland extends to the road. However there are large mature trees along this frontage so therefore views towards the farmland and the site beyond are well screened.</p> <p>Given the proximity of Clare College Farm to the site its setting would be impacted if this site were to be developed.</p> <p>Part of the site is a strip of land, which contains a collection of agricultural buildings that extends to front onto Comberton Road. This strip also includes two thatched dwellings that are set back from the road. This provides a break in the built frontage of the road bringing land with a rural character into the village as highlighted in the SCVCS. The character of this land would be altered if the access road for the site were provided here.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>A junction located on to Comberton Road would be acceptable to the Highway Authority.</p> <p>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 Eversden Reservoir, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Eversden 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 - There is sufficient capacity at the Haslingfield wastewater treatment 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 the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Barton has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Barton taking account of planned development in Barton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 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>Comberton Surgery (1.63miles) – No capacity</p> <p>Newnham Surgery (2.5miles) – Limited capacity – no plans for expansion</p> <p>Trumpington Surgery (2.58miles) – Limited for Southern Fringe</p>

	growth – Will move to new premises
Any other issues?	<p>The promoter has provided the following additional information about four sites that had been submitted for Barton –</p> <p>They are on the edge of the village and therefore relate to the existing settlement pattern None of the sites are in a flood risk area Development in the village will assist in securing the long term future of the existing facilities such as the school, post office and public houses They are of a sufficient size to allow for a mix of private and affordable housing provision with the larger two sites having potential for wider mixed uses. There are no known protected species within the sites. The development of the sites would allow for a new and long term village envelope to be established and for new trees and other planting to increase biodiversity None of the sites contain listed buildings or are known to be of archaeological importance.</p> <p>The following information was provided for this specific site –</p> <p>Part of site is within Development limits Relates to existing pattern of development reinforcing settlement pattern and thus natural expansion site Size of site meets immediate village housing needs Development would not extend settlement further north than existing development to east. Well located for easy access to all of existing village services and facilities.</p>
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None(area if unconstrained 1.75ha)
Site capacity	52
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?	Single landowner
Legal constraints?	No
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 because the land currently forms part of a working farm and there are two dwellings on the site. The site could become available 2011-16

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16 2016-21 2021-2026 2026-2031 (delete as appropriate) Development period (in years) Annual dwelling completions (add number of dwellings) Phasing (i.e. number of dwellings in each year, allowing for building up to that rate for larger sites)
Are there any market factors that would significantly affect deliverability?	-
Are there any cost factors that would significantly affect deliverability?	-
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</p>

	<p>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>
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Site Assessment Conclusion
Site with no development potential

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

Site Assessment Proforma

Location	Barton
Site name / address	Land north of 18 Comberton Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 50 dwellings
Site area (hectares)	2.68ha
Site Number	223
Site description & context	<p>The site is on the northern edge of Barton north of Comberton Road. To the south and south west is residential and to the west an agricultural building with storage around it. There is open countryside to the north and east.</p> <p>The site is a grass field.</p> <p>The site adjoins Site 222.</p>
Current or last use of the site	Farmland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2012 – Current application for erection of an agricultural barn on land to the east of the site (S/0454/12/FL)
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

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"> • 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>Site falls within an area where development would have an adverse impact on Green Belt purposes and functions. Barton is one of the inner necklace villages identified in the Cambridge Green Belt Study 2002, which play an important role in the immediate setting of the City. This study highlights the importance of the rural landscape, which separates inner necklace villages from each other and Cambridge. On Drawing 1641LP/07 the separation between the northern edge of Barton and the south of Coton is identified as open countryside separating inner necklace villages.</p>
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 on the northern edge of Barton north of Comberton Road. To the south and south west is residential and to the west an agricultural building with storage around it. There is open countryside to the north and east.</p> <p>The site is a grass field. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
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 Barton conservation area is to the south and east of the site (90 metres distance) • Listed Buildings – No 1 New Road – Clare College Farmhouse is a grade 2 listed building to east of the site (100 metres); 1 School Lane (The Hoops PH) grade 2 listed (300metres); there are a number of grade 2 listed properties to the south of the site along Comberton Road – nos. 1,3,5,7. • Non-statutory archaeological site -- The site is located on the northern side of the historic village. 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"> • Protected Village Amenity Area – a protected area is some 50 metres from the southern boundary of the site – this area extends eastwards either side of Comberton Road • Public Rights of Way – a byway extends from Comberton Road northwards following the far boundary of an adjoining field to the west of the site • Biodiversity features - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. 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 - Adjacent to possible industrial/commercial land. Requires assessment. Can be conditioned. • 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 & MALODOUR -Farm?- possible noise and malodour from an adjacent site to the West which appears to be used as an industrial / agricultural site with a building and small silos. Proposals would be closer than existing residential. No history of complaints. Moderate adverse noise / odour risk but would be

	sensible to check planning history of this adjacent site before allocating. Noise assessment may be required.
Townscape and landscape impact?	<p>Barton is included as one of the Western Clayland Villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. The village is essentially linear with housing extending out along the approach roads. The characteristic in depth remains despite some post-war estate development. Due to the irregular shape of this linear village, open countryside penetrates right into the built-up area, giving a rural character.</p> <p>The majority of the site is an arable field behind properties to the north of Comberton Road –This enclosed field marks the transition to a network of larger more open fields that extends from the northern edge of Barton.</p> <p>Part of the western boundary of the site adjoins Comberton Road and there are open views eastward across the pastureland towards the open countryside beyond as only part of this boundary has a hedge running along it. The built form of the village remains hidden amongst groups of trees. This approach into the village is rural in character with houses hidden behind well-established hedgerows with mature trees. Development of the site would extend the built form of the village and reduce the views towards open countryside from this approach road.</p> <p>Adjoining the western boundary of the site is a triangle of land which contains a large agricultural building which is part of a working farm and therefore rural in character.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>A junction located on to Comberton Road would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p> <p>This Access could also facilitate the access to site number 222</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 Eversden Reservoir, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Eversden 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

	<p>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.</p> <ul style="list-style-type: none"> • Gas – no supply • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment 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 the developer will fund this.
Drainage measures?	No FRA provided.
School capacity?	<p>Barton has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Barton taking account of planned development in Barton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 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>Comberton Surgery (1.63miles) – No capacity</p> <p>Newnham Surgery (2.5miles) – Limited capacity – no plans for expansion</p> <p>Trumpington Surgery (2.58miles) – Limited for Southern Fringe growth – Will move to new premises</p>
Any other issues?	<p>The promoter has provided the following additional information about four sites that had been submitted for Barton –</p> <p>They are on the edge of the village and therefore relate to the existing settlement pattern</p> <p>None of the sites are in a flood risk area</p> <p>Development in the village will assist in securing the long term future of the existing facilities such as the school, post office and public houses</p> <p>They are of a sufficient size to allow for a mix of private and affordable housing provision with the larger two sites having potential for wider mixed uses.</p> <p>There are no known protected species within the sites.</p> <p>The development of the sites would allow for a new and long term village envelope to be established and for new trees and other</p>

	<p>planting to increase biodiversity</p> <p>None of the sites contain listed buildings or are known to be of archaeological importance.</p> <p>The following information was provided for this specific site –</p> <p>Relates well to existing settlement pattern with direct road frontage to Comberton Road</p> <p>Site in close proximity to existing village facilities</p> <p>Follows pattern of how village expanded</p> <p>Access can be secured to existing road network</p> <p>Would not extend settlement further north than existing development to the east</p> <p>Size of site meets medium term village housing needs.</p> <p>The development of this site would extend the village to the west and thus forms an expansion site adjacent to the existing development limits and well related to the existing settlement pattern and facilities.</p>
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None(area if unconstrained 2.01ha)
Site capacity	60
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?	Single landowner
Legal constraints?	No

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 because the land is currently part of a working farm. • The site could become available 2016-21

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2016-21
Are there any market factors that would significantly affect deliverability?	-
Are there any cost factors that would significantly affect deliverability?	-
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>

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Site Assessment Conclusion
Site with no development potential

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

Site Assessment Proforma

Location	Barton
Site name / address	Land south of Comberton Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to approximately 180 dwellings with potential for employment, retail, community uses, commercial uses and public open space
Site area (hectares)	9.05ha
Site Number	224
Site description & context	The site is on the west side of Barton to the south of Comberton Road. There is residential to the east. To the north of the road is a woodland burial ground and to the north east an agricultural building with storage around. To the west and south is open countryside. The site is an arable field enclosed by hedges.
Current or last use of the site	Farmland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	No
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

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"> • Prevents coalescence between settlements and with Cambridge
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	<p>Function with regard to the special character of Cambridge and its 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>Site falls within an area where development would have an adverse impact on Green Belt purposes and functions. Barton is one of the inner necklace villages identified in the Cambridge Green Belt Study 2002, which play an important role in the immediate setting of the City. The site is located on the western edge of the village and is within land that is in the outer rural area of the GB. Such land plays a lesser role in contributing to the distinctiveness of Cambridge and its setting but is important in retaining a rural character to Barton.</p>
<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<ul style="list-style-type: none"> • Minerals and Waste LDF designations – the southern half of the site is within a mineral safeguarding area for sand and gravel.
<p>Tier 1 conclusion:</p>	<p>The site is on the west side of Barton to the south of Comberton Road. There is residential to the east. To the north of the road is a woodland burial ground and to the north east an agricultural building with storage around. To the west and south is open countryside.</p> <p>The site is an arable field enclosed by hedges. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The southern half of the site is within a minerals safeguarding area for sand and gravel within the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.</p>
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the Barton conservation area is east of the site (160metres) • Listed Buildings - there are a number of grade 2 listed properties to the east of the site along Comberton Road – nos. 1,3,5,7. • Non-statutory archaeological site - The site is located to the immediate north east of a Romano-British settlement, part of which is designated as a Scheduled Monument (SAM 96). Further information would be necessary in advance of any planning application for this site. English Heritage should also be consulted regarding the potential impact on the setting of the Scheduled Monument.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Protected Village Amenity Area – there is a protected area 200metres to the east of the site • Public Rights of Way – a byway extends northward from Comberton Road opposite the site. • Biodiversity features - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. 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 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 & MALODOUR -Farm? - Possible noise and malodour from an adjacent site to the North which appears to be used as an industrial / agricultural site with a building and small silos. Proposals would be closer than existing residential. No history of complaints. Moderate adverse noise / odour risk but would be sensible to check planning history of this adjacent site before allocating. Noise assessment may be required.
Townscape and landscape impact?	Barton is included as one of the Western Clayland Villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. The village is essentially linear with housing extending out along the

	<p>approach roads. The characteristic in depth remains despite some post-war estate development. Due to the irregular shape of this linear village, open countryside penetrates right into the built-up area, giving a rural character.</p> <p>The site is located on the western edge of the village and the field is clearly part of the open countryside extending on this side of the village. There is a hedge along the northern boundary of the site with Comberton Road, which screens views across the site, but where there are breaks the flat featureless field extends southwards towards the hedgerow that forms the southern boundary of the site. There is a short scrubby hedge running alongside the western boundary of the site which means that the field visually combines with the adjoining large fields to produce a wide open countryside. Development of this site would have a significant adverse impact on the landscape setting of the village.</p> <p>The approach to the village along Comberton Road has low hedges which allow open views from a distance towards the village. Looking eastward across the site the built up form of the village can be glimpsed through the well established hedgerows with mature trees along the eastern boundary of the site.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>A junction located on to Comberton Road would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Not supportable from existing network. Significant reinforcement and new network required • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Eversden Reservoir, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Eversden 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 - There is sufficient capacity at the Haslingfield wastewater treatment 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 the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Barton has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Barton taking account of planned development in Barton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 180 dwellings could generate a need for early years places and a maximum of 63 primary school places and 45 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>Comberton Surgery (1.63miles) – No capacity Newnham Surgery (2.5miles) – Limited capacity – no plans for expansion Trumpington Surgery (2.58miles) – Limited for Southern Fringe growth – Will move to new premises</p>
Any other issues?	<p>The promoter has provided the following additional information about four sites that had been submitted for Barton –</p> <p>They are on the edge of the village and therefore relate to the existing settlement pattern None of the sites are in a flood risk area Development in the village will assist in securing the long term future of the existing facilities such as the school, post office and public houses They are of a sufficient size to allow for a mix of private and affordable housing provision with the larger two sites having potential for wider mixed uses. There are no known protected species within the sites. The development of the sites would allow for a new and long term village envelope to be established and for new trees and other planting to increase biodiversity None of the sites contain listed buildings or are known to be of archaeological importance.</p> <p>The following information was provided for this specific site –</p> <p>Logical expansion of village to the west following linear settlement</p>

	<p>pattern</p> <p>Access can be secured to existing road network (Comberton Rd)</p> <p>Existing village services are in easy access to the site</p> <p>Size of site means meets long term housing /employment /community facility requirements for village – further exploration of land uses and facilities sought is needed</p> <p>Size of site enables additional community facilities to be viable.</p>
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 6.79ha)
Site capacity	204
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?	Single ownership
Legal constraints?	No
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 because the land currently forms part of a working farm. The site could become available 2016-21

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2016-21 2021
Are there any market factors that would significantly affect deliverability?	-
Are there any cost factors that would significantly affect deliverability?	-
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

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

Site Assessment Proforma

Location	Barton
Site name / address	Land to west of Cambridge Road and south of New Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 100 dwellings with potential for employment, retail, community uses commercial uses and public open space.
Site area (hectares)	6.66ha
Site Number	225
Site description & context	<p>The site is on the edge of Barton to the west of Cambridge Road. To the south west; north west and east of the site is residential. To the west is a field that includes an area of hard standing for use as a car park. Beyond this is the Burwash Manor Farm retail development. To the north and south are fields that are part of the open countryside.</p> <p>The site is a large arable field enclosed by hedgerows.</p>
Current or last use of the site	Farmland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	Planning application for erection of dwelling houses was refused in 1956 (C/0495/56/)
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations

Green Belt	The site is within the Green Belt.
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	<p>Green Belt Purposes</p> <ul style="list-style-type: none"> • 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>Site falls within an area where development would have an adverse impact on Green Belt purposes and functions. Barton is one of the inner necklace villages identified in the Cambridge Green Belt Study 2002, which play an important role in the immediate setting of the City. This study highlights the importance of the rural landscape, which separates inner necklace villages from each other and Cambridge. On Drawing 1641LP/07 the separation between the eastern edge of Barton and the western side of Granchester is identified as open countryside separating inner necklace villages.</p>
<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<ul style="list-style-type: none"> • Minerals and Waste LDF designations – Northern edge of site is within mineral safeguarding area for sand and gravel.
<p>Tier 1 conclusion:</p>	<p>The site is on the edge of Barton to the west of Cambridge Road. To the south west; north west and east of the site is residential. To the west is a field with the Burwash Manor Farm retail development beyond. To the north and south are fields.</p> <p>The site is a large arable field enclosed by hedgerows. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the Barton Conservation Area is some 70 metres to the west of the site • Listed Buildings – 61 High Street (Old Farmhouse) is a grade II listed building adjoining the south west corner of the site; Manor Farmhouse is a grade II* building to the west of the site (188metres distance) and the farmhouse granary is grade 2 (194 metres distance) • Non-statutory archaeological site – Crop marks show a possible enclosure or moated site. There is also evidence for Iron Age, Roman and Saxon features in the vicinity. 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"> • Important Countryside Frontage - To the west of the site along Comberton Road there is an ICF on the south side of the road looking southwards (80 metres distance) • Biodiversity features - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. 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 - Adjacent to former sewerage works. Requires assessment. Can be conditioned. • 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: Road Transport General OK • The East of the site is bounded by the busy Cambridge Road / A603. 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.

	<ul style="list-style-type: none"> • However residential use is likely to be acceptable with careful noise mitigation – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing Roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle. • Utility services (e.g. pylons) – Telephone lines cross the middle of the site from west to east with pylons within hedgerow at edge of site.
<p>Townscape and landscape impact?</p>	<p>Barton is included as one of the Western Clayland Villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. The village is essentially linear with housing extending out along the approach roads. The characteristic in depth remains despite some post-war estate development. Due to the irregular shape of this linear village, open countryside penetrates right into the built-up area, giving a rural character.</p> <p>The site is located between two parts of the village one that consists of a post war housing estate east of Cambridge Road and one part to the west which is a mixture of historic and older housing. The hedgerow alongside the Cambridge Road is tall and well established and does limited views across the site from the houses on the east side of the road. This part of the village is somewhat disconnected from the main part of the village since there is an additional screen of trees on the east side of Cambridge Road between the road and the housing.</p> <p>The site is a large field that is part of the open countryside to the north east of Barton. The hedgerow along the northern boundary is low in height so that from the road there are open views both to the south across the site and northwards across the flat fields on the opposite side of Comberton Road. The distant views across the flat countryside are towards hedgerows with trees.</p> <p>The main part of the village to the west can only be glimpsed through a screen of trees and hedges. The fields adjoining Burwash Manor Farm separate the site from the built form of the village. Approaching the village along Comberton Road the first site of houses are on the opposite side of the road and consist of large properties set back from the road with mature gardens fronting the road.</p>
<p>Can any issues</p>	<p>No</p>

be mitigated?	
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Infrastructure	
Highways access?	<p>A junction located on to New Road B1046 would be acceptable to the Highway Authority but not Cambridge Road A603.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Not supportable from existing network. Significant reinforcement and new network required • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Eversden Reservoir, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Eversden 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 - There is sufficient capacity at the Haslingfield wastewater treatment 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 the developer will fund this.
Drainage measures?	No FRA provided.
School capacity?	<p>Barton has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Barton taking account of planned development in Barton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 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	Comberton Surgery (1.63miles) – No capacity

capacity?	<p>Newnham Surgery (2.5miles) – Limited capacity – no plans for expansion</p> <p>Trumpington Surgery (2.58miles) – Limited for Southern Fringe growth – Will move to new premises</p>
Any other issues?	<p>The promoter has provided the following additional information about four sites that had been submitted for Barton –</p> <p>They are on the edge of the village and therefore relate to the existing settlement pattern</p> <p>None of the sites are in a flood risk area</p> <p>Development in the village will assist in securing the long term future of the existing facilities such as the school, post office and public houses</p> <p>They are of a sufficient size to allow for a mix of private and affordable housing provision with the larger two sites having potential for wider mixed uses.</p> <p>There are no known protected species within the sites.</p> <p>The development of the sites would allow for a new and long term village envelope to be established and for new trees and other planting to increase biodiversity</p> <p>None of the sites contain listed buildings or are known to be of archaeological importance.</p> <p>The following information was provided for this specific site –</p> <p>Favoured by the Parish Council as it helps unify the village by relating to the existing development on the opposite side of the A603.</p> <p>Well located to Burwash Manor to link into the ecological enhancement and green energy technology being developed here include wildlife walks , electric car stations , green power etc.</p> <p>Well placed on the transport network for road and cycle path links (including bus routes) – the assumption is the access to the site would be via New Road.</p> <p>The site is large enough to accommodate a mixed use development with the potential for employment uses in addition to housing echoing the existing development to the A603. There is also potential for community and outdoor recreation provision.</p> <p>Opportunity to link into existing footpath network giving safe access to centre of village to community facilities, school, shops etc.</p> <p>Logical site for expansion of the village reflecting the development of the late C20 to the northern side of New Road</p> <p>Size of site means meets long term housing/ employment/ community facility requirements for village – further exploration of land uses and facilities sought is needed</p> <p>Size of site enables additional community facilities to be viable.</p>
Can issues be mitigated?	In Part
Does the site	No

warrant further assessment?	
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 5ha)
Site capacity	150
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.

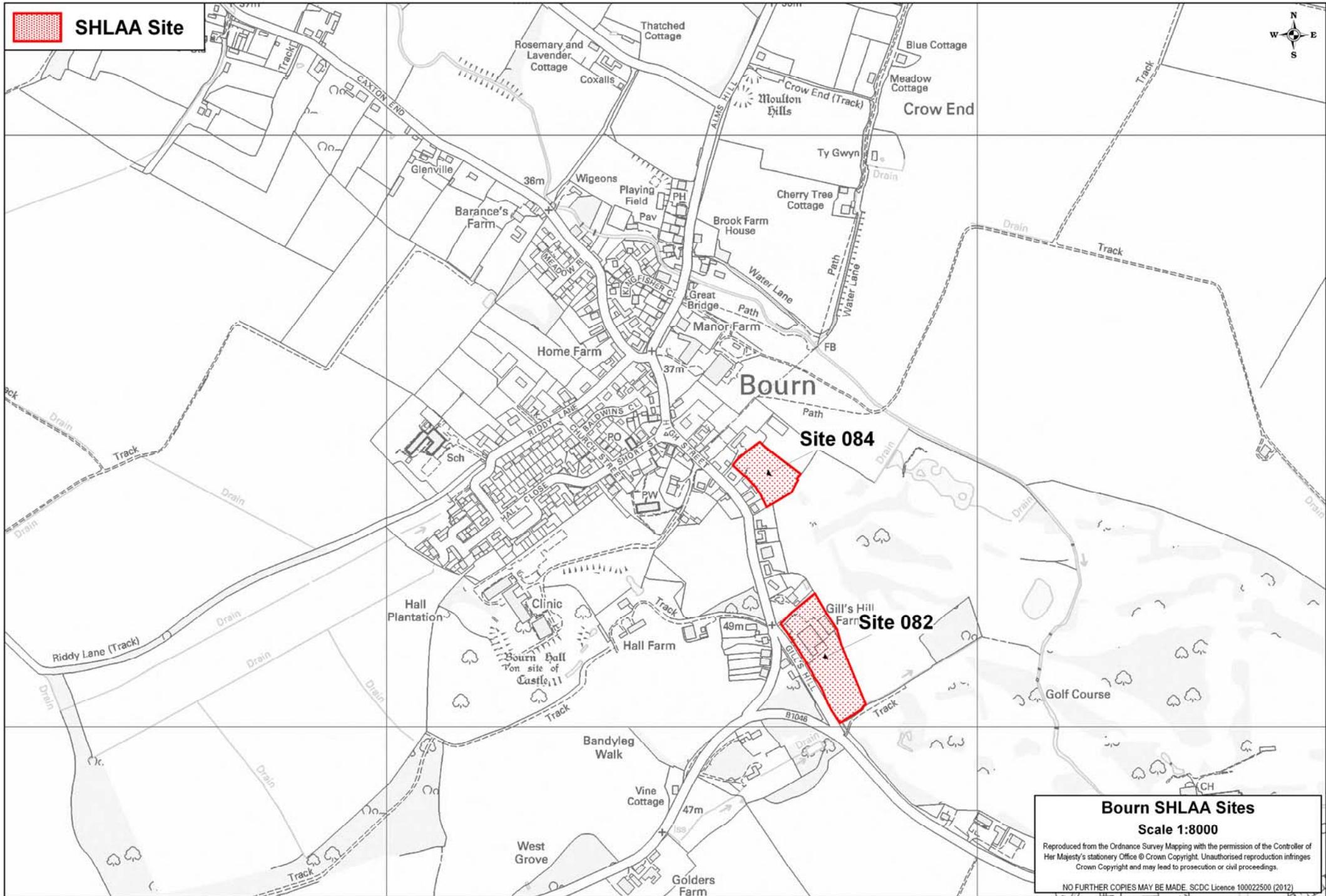
Availability	
Is the land in single ownership?	Yes
Site ownership status?	Single landowner
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> The site is not available immediately because the land currently forms part of working farm. The site could become available 2021-2026

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2021-2026
Are there any market factors that would significantly affect deliverability?	-
Are there any cost factors that would	-

significantly affect deliverability?	
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

 SHLAA Site



Bourn SHLAA Sites
Scale 1:8000
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Location	Bourn
Site name / address	Gills Hill Farmyard, Bourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	25-30 dwellings
Site area (hectares)	1.33 ha.
Site Number	082
Site description & context	The site lies to the east of Gills Hill, on the south eastern edge of Bourn. The site adjoins residential development to the north and west, and further isolated properties set in larger grounds lie to the south west. A golf course adjoins the site to the south and east. The northern part of the site contains a number of large buildings in B2 and B8 uses and hard standing, whilst the southern part of the site is rough grassland. The site is enclosed by hedgerow to the road frontages but is patchy and open to views across open countryside to the east.
Current or last use of the site	B2 and B8 use and grassland.
Is the site Previously Developed Land?	Yes – part B2 & B8 use.
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LP 1993 Inspector - "Farm buildings adjoining villages on only one side have normally been excluded from village frameworks. I can see no exceptional circumstances to justify the inclusion of those at Gill's Hill Farm, where this situation occurs."</p> <p>An application on the northern part of the site (S/2134/07/O) for 10 dwellings (5 affordable) failed to demonstrate that 10 dwellings can be adequately accommodated without detriment to the visual quality of the surroundings. Also fails to demonstrate highway safety.</p> <p>An appeal was refused (S/0672/85/F) for short stay accommodation. The Inspector reported: "The site lies at the north western end of Gills</p>

	<p>Hill Farm, which is situated at the south eastern end of the village of Bourn. The site is in a prominent position near the brow of a hill overlooking open countryside to the south and east. The farm is linked to the bulk of the village, which lies to the north west, by a straggle of ribbon development along Gill Hill. However, because of the topography of the land the site visually forms part of the open countryside to the south and east and does not give the appearance of forming part of the built framework of the settlement. I therefore share the Council's view that this site should be treated as lying outside the village of Bourn.</p> <p>The domestication of the site by the conversion of the buildings and the provision of small gardens and parking within the existing yard would, in my opinion, look out of place in this prominent, rustic location. Although the proposal is for short stay accommodation, the residential appearance of the site would intrude into this agricultural landscape and result in an extension of the village of Bourn beyond its existing limits. I conclude, therefore, that the proposed conversion would materially harm the character of this rural area."</p>
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 (Core Strategy designations only) – a small part of the southern part of the site is within the Minerals Safeguarding Area for sand and gravel.
Tier 1 conclusion:	This partly commercial site lies to the east of Gills Hill, on the south eastern edge of Bourn with no strategic constraints identified that would prevent the site from being developed, although a very small part of the site is within the Minerals Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints

<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Listed Buildings – adjacent to Grade II Listed Gills Hill Farm House, to the north. • Non-statutory archaeological site - The site is located on the east side of the historic village core. Archaeological works could be secured by condition of planning permission.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – a group of protected trees lies along the southern boundary. • Public Rights of Way – a footpath lies approximately 210m to the west. • Biodiversity features - Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – Current agricultural/commercial use. A contaminated Land Assessment will be required as a condition of any planning application • Noise issues – This site has historical use as agricultural. Allocating this site for residential would be positive and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and wellbeing - fully support. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bourn as located to the south of Bourn Brook and it has a historic core. The village still has a linear form despite some housing development in depth. The historic core is low density, with a variety of detached properties, including farmhouses and barns. There is also a church with a significant tower. There are enclosed fields bordering the village, as well as school playing fields and the parkland setting of Bourn Hall bordering the southern edge.</p> <p>Residential development on this site has previously been adjudged harmful to the rural character of this exposed part of the village by an independent planning inspector.</p>

	Development of this site would have a significant adverse effect on the landscape and townscape setting of Bourn. Whilst redevelopment of the site would remove the current B2 and B8 uses and hard standing, the site is adjacent to a Grade II Listed Building and development has previously been adjudged harmful by an independent planning inspector. The site is in an area with a rural character, with views across open countryside to the east.
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the adjacent Grade II Listed Building, which it would not be possible to mitigate.

Infrastructure	
Highways access?	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development.</p> <p>A junction located on Gills Hill would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. The site is subject to previous planning applications.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Cambourne Booster Distribution Zone, within which there no spare capacity, as all current spare capacity has been committed to future development in Cambourne. There is no spare capacity within Cambourne Booster Distribution Zone to supply the number of

	<p>proposed properties which could arise if all the SHLAA sites within the zone were to be developed. 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.</p> <ul style="list-style-type: none"> • Gas - Bourn has no mains gas supply. • Mains sewerage – The Bourn WWTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Bourn has one Primary School with a PAN of 22 and school capacity of 154, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 8 primary places in Bourn taking account of planned development in Bourn, and a deficit of 352 secondary places at Comberton VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 30 dwellings could generate a need for a small number of early years places and a maximum of 11 primary school places and 8 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 provision of new schools.</p>
Health facilities capacity?	There is a doctors surgery in Bourn, which has no spare capacity for growth.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable	None (0.9 ha. if unconstrained).

area	
Site capacity	27 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?	Yes
Site ownership status?	The site is promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has been marketed and there is interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site 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?	
Economic viability?	Viability Category 4 Least viable sites 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 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 may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

Site Assessment Conclusion
Site with no development potential.

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

Site Assessment Proforma

Location	Bourn
Site name / address	45 High Street, Bourn
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)	0.64 ha.
Site Number	084
Site description & context	The site lies to the east of High Street, on the eastern edge of Bourn. The site adjoins residential development to the north and west. A golf course adjoins the site to the south. Small paddocks lie immediately to the east, beyond which lies open arable land. The site comprises a paddock, semi-enclosed, surrounded by very patchy hedgerow.
Current or last use of the site	Paddock
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LP1993 Inspector – considered land on the east side of High Street and concluded: “OS6443 is a prominent open field which is an important constituent part of the Area of Best Landscape surrounding the village. Its development would be unjustified and very harmful to the Area of Best Landscape.” C/1223/72/O – 2 bungalows
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	No

considerations that have the potential to make the site unsuitable for development?	
Tier 1 conclusion:	This paddock lies east of High Street, on the eastern edge of Bourn with no strategic constraints identified that would prevent the site from being developed.
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 Bourn Conservation Area boundary runs along the western edge of the site. • Listed Buildings – Grade I Listed Church of St Mary’s Church lies approximately 143m to the west. Several Grade II Listed Buildings along the High Street, including nos 17, 21, 23, 40, 56, 62, 66 High Street, the closest is 40m to the west, almost opposite 45 High Street. • Non-statutory archaeological site - The site is located on the east side of the historic village core. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – a group of protected trees lies approximately 15m to the north. A protected walnut tree lies to the front of no 45 High Street. • Important Countryside Frontage – lies approximately 40m to the south west • Public Rights of Way – a footpath lies approximately 53m to the north east and 180 to the north east. • Biodiversity features - Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or

	adequately integrated into the design.
Physical considerations?	<ul style="list-style-type: none"> Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bourn as located to the south of Bourn Brook and it has a historic core. The village still has a linear form despite some housing development in depth. The historic core is low density, with a variety of detached properties, including farmhouses and barns. There is also a church with a significant tower. There are enclosed fields bordering the village, as well as school playing fields and the parkland setting of Bourn Hall bordering the southern edge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Bourn. It forms an important part of the setting of several Listed Buildings and Conservation Area. The land currently provides a soft edge to the village. The promoter proposes demolishing a property on the High Street to gain highway access to the site, which would have a detrimental impact on this historic part of the village.</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Listed Buildings, including the Grade I church, and Conservation Area, which it would not be possible to mitigate.

Infrastructure	
Highways access?	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which</p>

	<p>will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>The promoter proposes to demolish 45 High Street to create access.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Cambourne Booster Distribution Zone, within which there no spare capacity, as all current spare capacity has been committed to future development in Cambourne. There is no spare capacity within Cambourne Booster Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. 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 - Bourn has no mains gas supply. • Mains sewerage – The Bourn WWTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Bourn has one Primary School with a PAN of 22 and school capacity of 154, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 8 primary places in Bourn taking account of planned development in Bourn, and a deficit of 352 secondary places at Comberton VC 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 one early years place 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 provision of new schools.</p>
Health facilities	There is a doctors surgery in Bourn, which has no spare capacity for

capacity?	growth.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health. However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.58 ha. if unconstrained).
Site capacity	17 dwellings
Density	30 dph

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

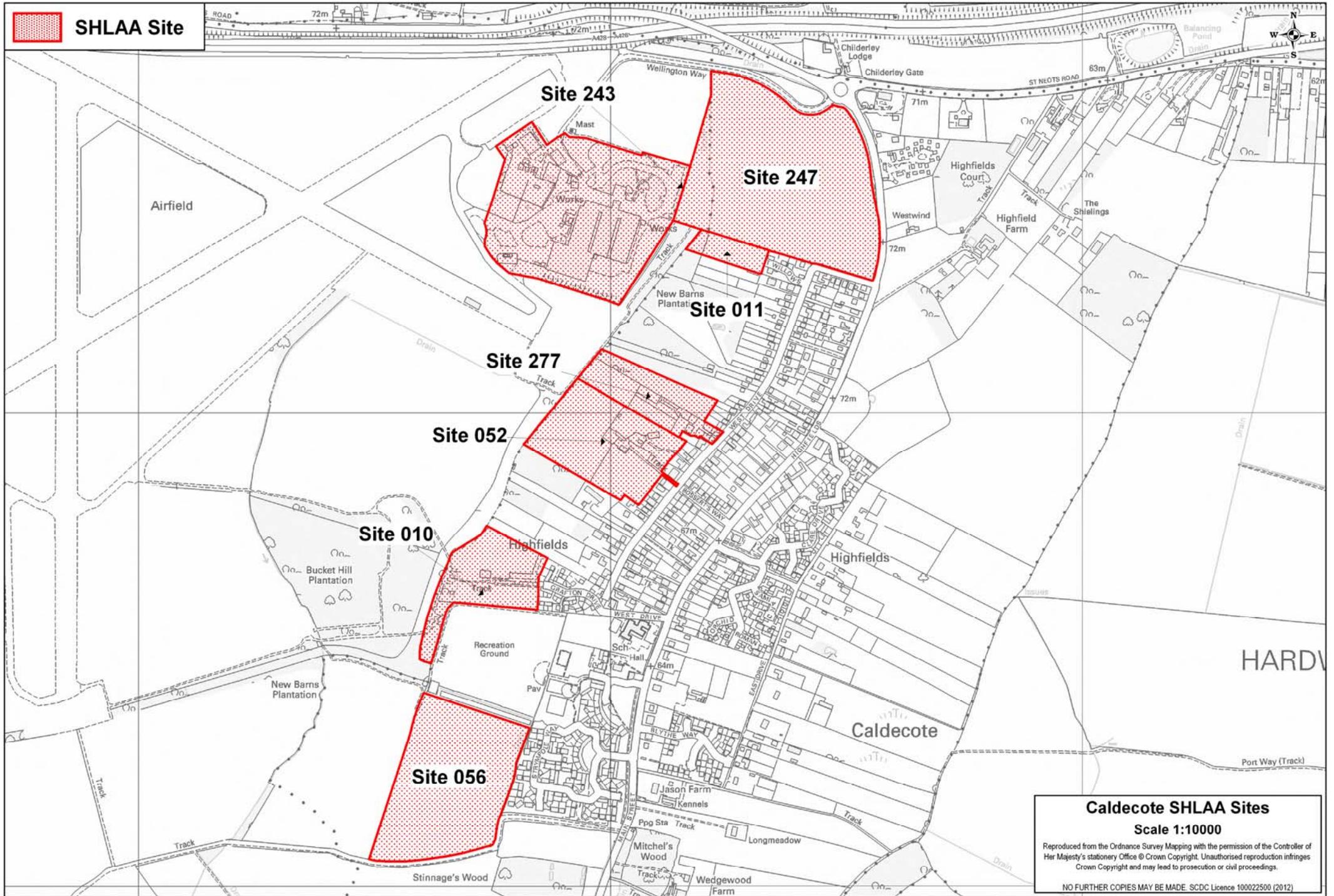
Availability	
Is the land in single ownership?	No
Site ownership status?	The site is promoted by two landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the	The first dwellings could be completed on site 2011-16

development	
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?	
Economic viability?	<p>Viability Category 4 Least 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 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 may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

Site Assessment Conclusion
Site with no development potential.

 SHLAA Site



Caldecote SHLAA Sites
Scale 1:10000
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Location	Caldecote
Site name / address	Rear of 104 West Drive, Caldecote
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)	3.25 ha
Site Number	010
Site description & context	<p>The site is located on the western edge of Caldecote and adjoins woodland and the village recreation ground to the west and south, and existing residential development to the north and east.</p> <p>The site is a grassed field with some standing agricultural buildings and hardstandings for demolished buildings. The site is enclosed by low fences, hedges / trees and woodland. A strip along the western edge of the site is heavily wooded.</p>
Current or last use of the site	The site is vacant but was previously part of a pig farm that ceased trading in 2002.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The site was proposed for residential development through the Local Development Framework (Objection Site 13, June 2006). The Council rejected the site as its development would result in the western expansion of this relatively linear village, reducing the distance between the village and Cambourne.</p> <p>The Inspector examining the Local Plan 2004 noted that the village has a primary school but otherwise facilities in the village were minimal and it had the character of an isolated area of suburban development located in the countryside. He concluded that there was not a strong case for allocating the site for residential development due to his conclusions on the sustainability of Caldecote and also that development in this area would increase the pressure on the</p>

	<p>extensive area of low density residential backland development to the north of the site.</p> <p>The Inspector examining the Local Plan 1993 concluded that although there would be some benefit from the elimination of smells from the site, this does not outweigh the planning objectives of restricting growth in this direction. Development of the site would result in consolidation of the built-up area westwards into the countryside.</p> <p>S/0109/89 (residential development) – planning permission was refused in June 1989 as a satisfactory access to the public highway cannot be provided, the proposal would result in the overloading of the Bourn Sewage Treatment Works, and the application does not provide for surface water discharge to a suitable watercourse.</p>
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?	No.
Tier 1 conclusion:	The site is a grassed field with some standing agricultural buildings and hardstandings for demolished buildings located on the western edge of Caldecote. The site adjoins woodland and the village recreation ground to the west and south, and existing residential development to the north and east. No strategic considerations have been identified that would prevent the site from being developed.
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 – archaeological investigations in the vicinity have revealed extensive evidence for Iron Age and

	Roman settlement and agriculture. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • County Wildlife Site – the site is less than 25m from the Bucket Hill Plantation which supports significant numbers of grassland indicator species. • Tree Preservation Orders – the site adjoins woodland largely protected by Tree Preservation Orders. A significant boundary around the site should be retained using current best practice and guidance unless detailed tree surveys prove otherwise. • Biodiversity features - great crested newts and badgers are known to be in the area. Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – the site is military and agricultural land and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – some possible noise from Bourn Airfield but low level and unlikely to be problematic so as to preclude development. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance. • Flooding and drainage issues – surface water drainage problems are likely due to the high water table and impermeable nature of the bolder clay in this area. Disposal of surface water drainage will be difficult as there are no suitable drains in the immediate locality and the award drain along Main Street/Highfields Road is at capacity. The adjacent recreation ground currently experiences surface water flooding. The solution to surface water drainage is likely to involve laying a new drain along West Drive for a distance of at least 300 metres and this may not be acceptable if the site lies outside the award drain catchment. Soakaways are unlikely to function satisfactorily.
Townscape and landscape	The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of

<p>impact?</p>	<p>enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area. All nearby development has been built over recent years and is of a suburban nature. The land falls away to the south so development of this site would be visible from views from this orientation.</p>
<p>Can any issues be mitigated?</p>	<p>In part – it should be possible to partly mitigate any noise issues and impacts on the County Wildlife Site and protected trees through careful design. There are no suitable surface water drainage facilities; however this could be addressed through the provision of a new drain.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p>

	<p>The highways authority would like to highlight that there is no direct link to the public adoptable highway from this site. The site can be physically accessed from Grafton Drive, via the existing residential development. The landowner has stated that there are no legal constraints to prevent access to the public highway.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Caldecote. • Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton’s Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site. The SCDC Environmental Health Team have advised that the WwTW within the village area is subject to regular breakdowns and the Parish Council have been complaining for many years about regular breakdowns although Anglian Water do not recognise there is a problem.
<p>Drainage measures?</p>	<p>No Flood Risk Assessment has been provided.</p>
<p>School capacity?</p>	<p>Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 10+ dwellings could generate a need for early years places, a maximum of 4 primary school places and 3 secondary school places.</p>

	After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Comberton Village College and/or the provision of a new school.
Health facilities capacity?	There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand. Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.66 ha)
Site capacity	50 dwellings
Density	30 dph

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?	The site is owned by Grafton Pig Farms Ltd.
Legal constraints?	There are no known legal constraints.

Is there market interest in the site?	The site has not been marketed, however there is interest in the site from a developer.
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 first dwellings could be completed on site in 2011-16 or 2016-21.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
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 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</p>

	existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.
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Site Assessment Conclusion
Site with no development potential.

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

Location	Caldecote
Site name / address	Rear of 10 West Drive, Caldecote
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)	0.81 ha
Site Number	011
Site description & context	<p>The site is located on the western edge of Caldecote and adjoins existing residential development to the south and east, and Bourn Airfield to the north and west.</p> <p>The site is largely hardstandings for demolished agricultural buildings and a grassed area. The site is enclosed by hedges / trees and woodland. A strip along the western edge of the site is heavily wooded.</p>
Current or last use of the site	The site is vacant but was previously part of a pig farm that ceased trading in 2002.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The site was proposed for residential development through the Local Development Framework (Objection Site 12, June 2006). The Council rejected the site as its development would create an extension into the open countryside and would also create a precedent of building in the agricultural backland of the village.</p> <p>The Inspector examining the Local Plan 2004 noted that the village has a primary school but otherwise facilities in the village were minimal and it had the character of an isolated area of suburban development located in the countryside. He concluded that there was not a strong case for allocating the site for residential development</p>

	<p>due to his conclusions on the sustainability of Caldecote and also that development in this area would increase the pressure on the extensive area of low density residential backland development to the south of the site.</p> <p>The Inspector examining the Local Plan 1993 concluded that although the agricultural buildings on the site were not especially attractive, neither were they incongruous in the rural scene, and that residential redevelopment would not only extend the built-up part of the village into a prominent area of countryside but would also bring dwellings substantially closer to the Bourn Airfield industrial site.</p>
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?	No.
Tier 1 conclusion:	The site is largely agricultural hardstandings for demolished buildings located on the western edge of Caldecote. The site adjoins Bourn Airfield to the north and west, and existing residential development to the south and east. No strategic considerations have been identified that would prevent the site from being developed.
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 – evidence for Roman settlement is known to the north and Iron Age settlement to the south. There is also evidence for organised Roman horticulture in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations	<ul style="list-style-type: none"> Tree Preservation Orders – the site adjoins woodland largely protected by Tree Preservation Orders. A significant boundary around the site should be retained using current best practice and

<p>and considerations?</p>	<p>guidance unless detailed tree surveys prove otherwise.</p> <ul style="list-style-type: none"> • Biodiversity features (claylands) – these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site is adjacent to current industrial / commercial use and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the site adjoins an industrial estate on Bourn Airfield which includes industrial and warehouse type uses. SCDC Environmental Health Team has had to take enforcement action in the past due to statutory noise and odour nuisances caused to existing residential premises. Development of this site would bring sensitive premises closer to the industrial and warehouse units. These are unlikely to be considered compatible uses. Noise from activities and vehicular movements are material considerations with a significant negative impact potential in terms of health and well being and cause a poor quality living environment and possible noise nuisance. Current noise has not been quantified. If noise is an issue 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 offsite 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. Any detrimental economic impact on existing businesses should also be considered prior to allocation. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed by

	<p>undertaking noise impact / risk assessments and consideration is given to possible on or offsite mitigation in accordance with PPG 24 and associated guidance and viability.</p> <ul style="list-style-type: none"> • Flooding and drainage issues – surface water drainage problems are likely due to the high water table and impermeable nature of the bolder clay in this area. Disposal of surface water drainage will be difficult as there are no suitable drains in the immediate locality and the award drain along Main Street/Highfields Road is at capacity. The adjacent recreation ground currently experiences surface water flooding. The solution to surface water drainage is likely to involve laying a new drain along West Drive for a distance of at least 300 metres and this may not be acceptable if the site lies outside the award drain catchment. Soakaways are unlikely to function satisfactory.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide a strong visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area. All nearby development has been built over recent years and is of a suburban nature. If the site were to be developed this would be impact on the character of the surrounding countryside.</p>
Can any issues be mitigated?	<p>In part – it should be possible to partly mitigate any noise issues through careful design. There are no suitable surface water drainage facilities; however this could be addressed through the provision of a new drain.</p>

Infrastructure	
Highways access?	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to</p>

	<p>be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway. The site can be physically accessed from The Willows, via the existing residential development.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Caldecote. • Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site. The SCDC Environmental Health Team have advised that the WwTW within the village area is subject to regular breakdowns and the Parish Council have been complaining for many years about regular breakdowns although Anglian Water do not recognise there is a problem.
Drainage	No Flood Risk Assessment has been provided.

measures?	
School capacity?	<p>Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 10+ dwellings could generate a need for early years places, a maximum of 4 primary school places and 3 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Comberton Village College and/or the provision of a new school.</p>
Health facilities capacity?	<p>There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.</p> <p>Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.</p>
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.60 ha)
Site capacity	18 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?	Yes.
Site ownership status?	The site is owned by Grafton Pig Farms Ltd.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed, however there is interest in the site from a developer.
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 first dwellings could be completed on site in 2011-16 or 2016-21.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 4 Least 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 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 may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>
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Site Assessment Conclusion
Site with no development potential.

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

Location	Caldecote
Site name / address	72 and 64A West Drive, Caldecote
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	100 dwellings
Site area (hectares)	4.74
Site Number	052
Site description & context	<p>The site is located on the western edge of Caldecote and adjoins residential properties and gardens to the north, east and south, and woodland and Bourn Airfield to the west.</p> <p>The site is a dwelling and smallholding, with associated outbuildings. The smallholding use ceased in 1999. The site is largely enclosed by hedges / trees and woodland.</p>
Current or last use of the site	The site is a former smallholding, including a residential property.
Is the site Previously Developed Land?	Partly.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The site was proposed for residential development through the Local Development Framework and was considered at the Site Specific Policies DPD examination as part of Main Matter 7. The Council rejected the site as it would create an inappropriate form of development, resulting in backland development on the edge of a compact and linear village, and it would have a significant impact on the landscape in this area, resulting in an extremely prominent extension to the village into open countryside west of the village.</p> <p>The Inspector examining the Local Plan 1993 concluded that apart from a scattering of buildings to the west of the built up area of the village, the area is within the open countryside between the village and the industrial site at Bourn Airfield. To ensure that this area remains open, it should remain outside the village framework.</p>

	<p>S/2337/06/LDC (certificate of lawful use as a dwelling for 64a West Drive) – the application was refused on the grounds of lack of evidence.</p> <p>S/0558/06 (house following demolition of existing building) – planning permission was refused in May 2006 as the proposed development would represent a sporadic form of development in the countryside to the detriment of the appearance of the countryside.</p>
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?	No.
Tier 1 conclusion:	The site is a dwelling and smallholding, with associated outbuildings located on the western edge of Caldecote. The site adjoins residential properties and gardens to the north, east and south, and woodland and Bourn Airfield to the west. No strategic considerations have been identified that would prevent the site from being developed.
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 – archaeological investigations to the east have revealed evidence for Iron Age and Roman activity, including evidence for organised Roman horticulture. 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"> County Wildlife Site – the site is approximately 260 metres north east of the Bucket Hill Plantation which supports significant numbers of grassland indicator species. Tree Preservation Orders – the site adjoins woodland largely protected by Tree Preservation Orders, which will need to be

	<p>considered in any development.</p> <ul style="list-style-type: none"> • Biodiversity features (claylands) – these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site is military and agricultural land and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the site adjoins an industrial estate on Bourn Airfield which includes industrial and warehouse type uses. SCDC Environmental Health Team has had to take enforcement action in the past due to statutory noise and odour nuisances caused to existing residential premises. Development of this site would bring sensitive premises closer to the industrial and warehouse units. These are unlikely to be considered compatible uses. Noise from activities and vehicular movements are material considerations with a significant negative impact potential in terms of health and well being and cause a poor quality living environment and possible noise nuisance. Current noise has not been quantified. If noise is an issue 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 offsite 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. Any detrimental economic impact on existing businesses should also be considered prior to allocation. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed by undertaking noise impact / risk assessments and consideration is given to possible on or offsite

	<p>mitigation in accordance with PPG 24 and associated guidance and viability.</p> <ul style="list-style-type: none"> • Flooding and drainage issues – surface water drainage problems are likely due to the high water table and impermeable nature of the bolder clay in this area. Disposal of surface water drainage will be difficult as there are no suitable drains in the immediate locality and the award drain along Main Street/Highfields Road is at capacity. The adjacent recreation ground currently experiences surface water flooding. The solution to surface water drainage is likely to involve laying a new drain along West Drive for a distance of at least 300 metres and this may not be acceptable if the site lies outside the award drain catchment. Soakaways are unlikely to function satisfactorily. • Utility services – the promoter has indicated that an overhead cable runs across part of the site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide a strong visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps and from the access lanes to ‘backland’ development.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area. All nearby development has been built over recent years and is of a suburban nature. Development of the site would impact on the character of the surrounding countryside.</p>
<p>Can any issues be mitigated?</p>	<p>In part – it should be possible to partly mitigate any noise issues through careful design. There are no suitable surface water drainage facilities; however this could be addressed through the provision of a new drain.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely</p>

	<p>Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>The Highway Authority has concerns in relation to the provision of suitable inter vehicle visibility splays for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Caldecote. • Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton’s Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.
Drainage measures?	No Flood Risk Assessment has been provided.

School capacity?	<p>Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places, a maximum of 35 primary school places and 25 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.</p> <p>Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.</p>
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 3.56 ha)
Site capacity	107 dwellings
Density	30 dph

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential

	development taking account of site factors and constraints.
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Availability	
Is the land in single ownership?	No.
Site ownership status?	The site is owned by multiple landowners.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed, however there is interest from a developer.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately, as no plans have been drawn up for the site. • The site could become available in 2016-21.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site in 2016-21.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 2 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 few concerns that that the landowner would be unable</p>

	<p>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)</p>
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Site Assessment Conclusion
Site with no development potential.

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

Location	Caldecote
Site name / address	Land west of Strympole Way, Highfields Caldecote
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Residential development with employment, retail and outdoor recreation
Site area (hectares)	7.67 ha
Site Number	056
Site description & context	<p>The site is located on the south-western edge of Caldecote and adjoins residential development to the east, the recreation ground and Bucket Hill Plantation to the north, and open fields to the south and west.</p> <p>The site is part of an agricultural field. The southern and eastern boundaries of the site are largely enclosed by hedges / trees.</p>
Current or last use of the site	The site is an agricultural field.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	N/A
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	<ul style="list-style-type: none"> SSSI – the site is adjacent to Caldecote Meadows SSSI, which is a herb-rich grassland of calcareous loam type, holding plant communities which are of a nationally restricted distribution including salad burnet (<i>Sanguisorba minor</i>), quaking-grass (<i>Briza</i>

that have the potential to make the site unsuitable for development?	<i>media</i>), dropwort (<i>Filipendula vulgaris</i>) and cowslip (<i>Primula veris</i>).
Tier 1 conclusion:	The site is agricultural land on the south-western edge of Caldecote and adjoins residential development to the east, the recreation ground and Bucket Hill Plantation to the north, and open fields to the south and west. The site is adjacent to Caldecote Meadows SSSI, however no strategic considerations have been identified that would prevent the site from being developed.
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 – Iron Age, Roman and medieval remains are known in the vicinity. 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 – the site adjoins woodland largely protected by Tree Preservation Orders. A boundary around the site should be retained using current best practice and guidance unless detailed tree surveys prove otherwise. • Public Rights of Way – a bridleway runs along the southern boundary of the site and links Caldecote to Bourn. • Biodiversity features (claylands) – these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious or apparent significant noise related

	<p>issues, although possible noise impact from Bourn Airfield but low level and unlikely to be problematic, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</p>
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. The southern edge of the village is part of longer views across gently undulating farmland consisting of large arable fields with some well treed boundaries.</p> <p>Development of this site would have some adverse impact on the landscape of this area, as it would result in the encroachment of the built area into the open countryside. Development of this site would have limited impact on the townscape of this area as all nearby development has been built over recent years and is of a suburban nature.</p>
<p>Can any issues be mitigated?</p>	<p>In part – it should be possible to partly mitigate the landscape impacts through careful design.</p>

<p>Infrastructure</p>	
<p>Highways access?</p>	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local</p>

	<p>road junctions with the A428.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway. The site can be physically accessed from The Willows, via the existing residential development.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Caldecote. • Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton’s Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site. The SCDC Environmental Health Team have advised that the WwTW within the village area is subject to regular breakdowns and the Parish Council have been complaining for many years about regular breakdowns although Anglian Water do not recognise there is a problem.
Drainage measures?	<p>No Flood Risk Assessment has been provided.</p>
School capacity?	<p>Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site could generate a need for early years places, primary school places and secondary school places.</p>

	After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand. Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 5.75 ha)
Site capacity	173 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?	Yes.
Site ownership status?	The site is owned by a single family.
Legal constraints?	There are no known legal constraints.
Is there market interest in the	The site has not been marketed.

site?	
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 first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
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 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>

Site Assessment Conclusion

Site with no development potential.

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

Location	Caldecote
Site name / address	Land west of Highfields Road & West Drive, Caldecote
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	500 dwellings with public open space and potential for employment and community facilities
Site area (hectares)	23.7 ha
Site Number	243
Site description & context	Arable fields and employment buildings to the south of the A428.
Current or last use of the site	Employment and agricultural
Is the site Previously Developed Land?	Part
Allocated for a non-residential use in the current development plan?	No.
Planning history	DC- 1988 and 1994. Site included in footprint of planning applications for new settlement of around 3,000 new homes. Refused as contrary to policy. Planning Policy – 2003. New settlement at Bourn Airfield rejected by Structure Plan Examination in Public Report.
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	None

make the site unsuitable for development?	
Tier 1 conclusion:	Part arable, part employment site, to the south of the A428, not subject to strategic considerations which would 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 – evidence for Roman settlement is known to the north and Iron Age settlement to the south. There is also evidence for organised Roman horticulture in the vicinity. 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 – trees with Tree Preservation Orders are present in the hedge lines throughout the site with significant woodland along the south eastern boundary. The trees are still present on the 2008 aerial photography and need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. • Biodiversity features (claylands) – these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Current industrial/commercial use & ex-military land. Requires assessment. Can be conditioned. • 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 – Industrial - West of the site includes industrial

	<p>estate on Bourn Airfield with medium to large sized industrial type units / uses including industrial and warehouse type uses . This service has had to take enforcement action in the past due to statutory noise and odour nuisances caused to existing residential premises. The proposal would bring sensitive premises closer if the industrial units were to remain. These are unlikely to be considered compatible uses. Noise from activities and vehicular 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. Current noise has not been quantified. If noise is an issue 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. 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.</p> <ul style="list-style-type: none"> • The North of the site is bounded by the busy A428. 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. However residential use is likely to be acceptable with careful noise mitigation – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing Roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide a strong visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps and from the access lanes to ‘backland’ development.</p>

	Development of this site would have an adverse impact on the townscape and landscape of this area which provides wide open views from the north to the existing village edge some distance to the south of the A428. Development would also add to the extent of urban development close to the southern boundary of the A428 which together with Cambourne would start to appear as a ribbon of development extending away from Cambridge. Loss of the wide open views cannot be effectively mitigated.
Can any issues be mitigated?	In Part

Infrastructure	
Highways access?	<p>A junction located on Highfields Road would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Caldecote. • Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.
Drainage measures?	No FRA provided
School capacity?	Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of

	<p>Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 500 dwellings could generate a need for early years places, a maximum of 175 primary school places and 125 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.</p> <p>Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.</p>
Any other issues?	None identified
Can issues be mitigated?	Yes
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 11.85 ha)
Site capacity	356 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?	No
Site ownership status?	Landowners. Potential constraint as details of a second owner not given.
Legal constraints?	None known
Is there market interest in the site?	Site has not been marketed but there has been developer interest
When would the site be available for development?	<ul style="list-style-type: none"> The assessment is based on based on the Call for Sites Questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> 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?	<p>Viability Category 4 Least 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 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 may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>
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Site Assessment Conclusion
Site with no development potential.

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

Location	Caldecote
Site name / address	Land west of Highfields Road, Caldecote
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	250-300 dwellings with community uses and public open space
Site area (hectares)	12.58 ha
Site Number	247
Site description & context	Open agricultural site to south of the A428 bounded by weak hedgerows.
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	DC- 1988 and 1994. Site included in footprint of planning applications for new settlement of around 3,000 new homes. Refused as contrary to policy. Planning Policy – 2003. New settlement at Bourn Airfield rejected by Structure Plan Examination in Public Report.
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	None

make the site unsuitable for development?	
Tier 1 conclusion:	Arable site to the south of the A428, not subject to strategic considerations which would 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 – evidence for Roman settlement is known to the north and Iron Age settlement to the south. There is also evidence for organised Roman horticulture in the vicinity. 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 – there are trees with Tree Preservation Orders present along the northern boundary and some trees present in this group are located on the northern edge of the existing access road. The trees will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. • Biodiversity features (claylands) – these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Current industrial/commercial use & ex-military land. Requires assessment. Can be conditioned. • 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 – Industrial - West of the site is bounded by an

	<p>Industrial estate on Bourn Airfield with medium to large sized industrial type units / uses including industrial and warehouse type uses . This service has had to take enforcement action in the past due to statutory noise and odour nuisances caused to existing residential premises. The proposal would bring sensitive premises closer if the industrial units were to remain. These are unlikely to be considered compatible uses. Noise from activities and vehicular 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. Current noise has not been quantified. If noise is an issue 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. 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.</p> <ul style="list-style-type: none"> • The North of the site is bounded by the busy A428. 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. However residential use is likely to be acceptable with careful noise mitigation – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing Roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide a strong visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps and from the access lanes to ‘backland’ development.</p>

	Development of this site would have an adverse impact on the townscape and landscape of this area which provides wide open views from the north to the existing village edge some distance to the south of the A428. Development would also add to the extent of urban development close to the southern boundary of the A428 which together with Cambourne would start to appear as a ribbon of development extending away from Cambridge. Loss of the wide open views cannot be effectively mitigated.
Can any issues be mitigated?	In Part

Infrastructure	
Highways access?	<p>A junction located on Highfields Road would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Caldecote. • Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.
Drainage measures?	No FRA provided
School capacity?	Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school

	<p>capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 300 dwellings could generate a need for early years places, a maximum of 105 primary school places and 75 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.`</p>
Health facilities capacity?	<p>There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.</p> <p>Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.</p>
Any other issues?	None
Can issues be mitigated?	Yes
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 6.29 ha)
Site capacity	189 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?	None known
Is there market interest in the site?	The site has not been marketed but there is developer interest
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately. • The site could become available 2011-16 • The assessment is based on the Call for Sites questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • 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?	<p>Viability Category 4 Least 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 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</p>

	<p>obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>
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Site Assessment Conclusion
Site with no development potential

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

Location	Caldecote
Site name / address	Land to the rear of 48 - 56 West Drive, Caldecote
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	80 dwellings
Site area (hectares)	2.62 ha
Site Number	277
Site description & context	<p>The site is located on the western edge of Caldecote and adjoins residential properties and gardens to the east and south, woodland to the north and Bourn Airfield to the west.</p> <p>The site includes three dwellings and agricultural land / land used for horses with buildings / stables. The site is largely enclosed by hedges / trees and woodland.</p>
Current or last use of the site	The site is agricultural land / land used for horses, with three residential dwellings.
Is the site Previously Developed Land?	Partly.
Allocated for a non-residential use in the current development plan?	No.
Planning history	N/A
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	No.

that have the potential to make the site unsuitable for development?	
Tier 1 conclusion:	The site is agricultural land / land used for horses with three residential dwellings located on the western edge of Caldecote. residential properties and gardens to the east and south, woodland to the north and Bourn Airfield to the west. No strategic considerations have been identified that would prevent the site from being developed.
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 – archaeological investigations to the east have revealed evidence for Iron Age and Roman activity, including evidence for organised Roman horticulture. 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 (claylands) – these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – the site is adjacent to military land and is agricultural / commercial land and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the site adjoins an industrial estate on Bourn Airfield which includes industrial and warehouse type uses. SCDC Environmental Health Team has had to take enforcement

	<p>action in the past due to statutory noise and odour nuisances caused to existing residential premises. Development of this site would bring sensitive premises closer to the industrial and warehouse units. These are unlikely to be considered compatible uses. Noise from activities and vehicular movements are material considerations with a significant negative impact potential in terms of health and well being and cause a poor quality living environment and possible noise nuisance. Current noise has not been quantified. If noise is an issue 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 offsite 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. Any detrimental economic impact on existing businesses should also be considered prior to allocation. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed by undertaking noise impact / risk assessments and consideration is given to possible on or offsite mitigation in accordance with PPG 24 and associated guidance and viability.</p> <ul style="list-style-type: none"> • Flooding and drainage issues – surface water drainage problems are likely due to the high water table and impermeable nature of the bolder clay in this area. Disposal of surface water drainage will be difficult as there are no suitable drains in the immediate locality and the award drain along Main Street/Highfields Road is at capacity. The adjacent recreation ground currently experiences surface water flooding. The solution to surface water drainage is likely to involve laying a new drain along West Drive for a distance of at least 300 metres and this may not be acceptable if the site lies outside the award drain catchment. Soakaways are unlikely to function satisfactory.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide a strong visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area. All nearby development has</p>

	been built over recent years and is of a suburban nature. If the site were to be developed it would impact on the character of the surrounding countryside.
Can any issues be mitigated?	In part – it should be possible to partly mitigate any noise issues through careful design. There are no suitable surface water drainage facilities; however this could be addressed through the provision of a new drain.

Infrastructure	
Highways access?	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>A junction located on West Drive 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 – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage

	<p>reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – National Grid do not provide a gas supply for Caldecote. • Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site. The SCDC Environmental Health Team have advised that the WwTW within the village area is subject to regular breakdowns and the Parish Council have been complaining for many years about regular breakdowns although Anglian Water do not recognise there is a problem.
<p>Drainage measures?</p>	<p>No Flood Risk Assessment has been provided.</p>
<p>School capacity?</p>	<p>Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 80 dwellings could generate a need for early years places, a maximum of 28 primary school places and 20 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<p>Health facilities capacity?</p>	<p>There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.</p> <p>Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further</p>

	growth.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

Does the site warrant further assessment?	No.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.12 ha)
Site capacity	34 dwellings
Density	30 dph

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

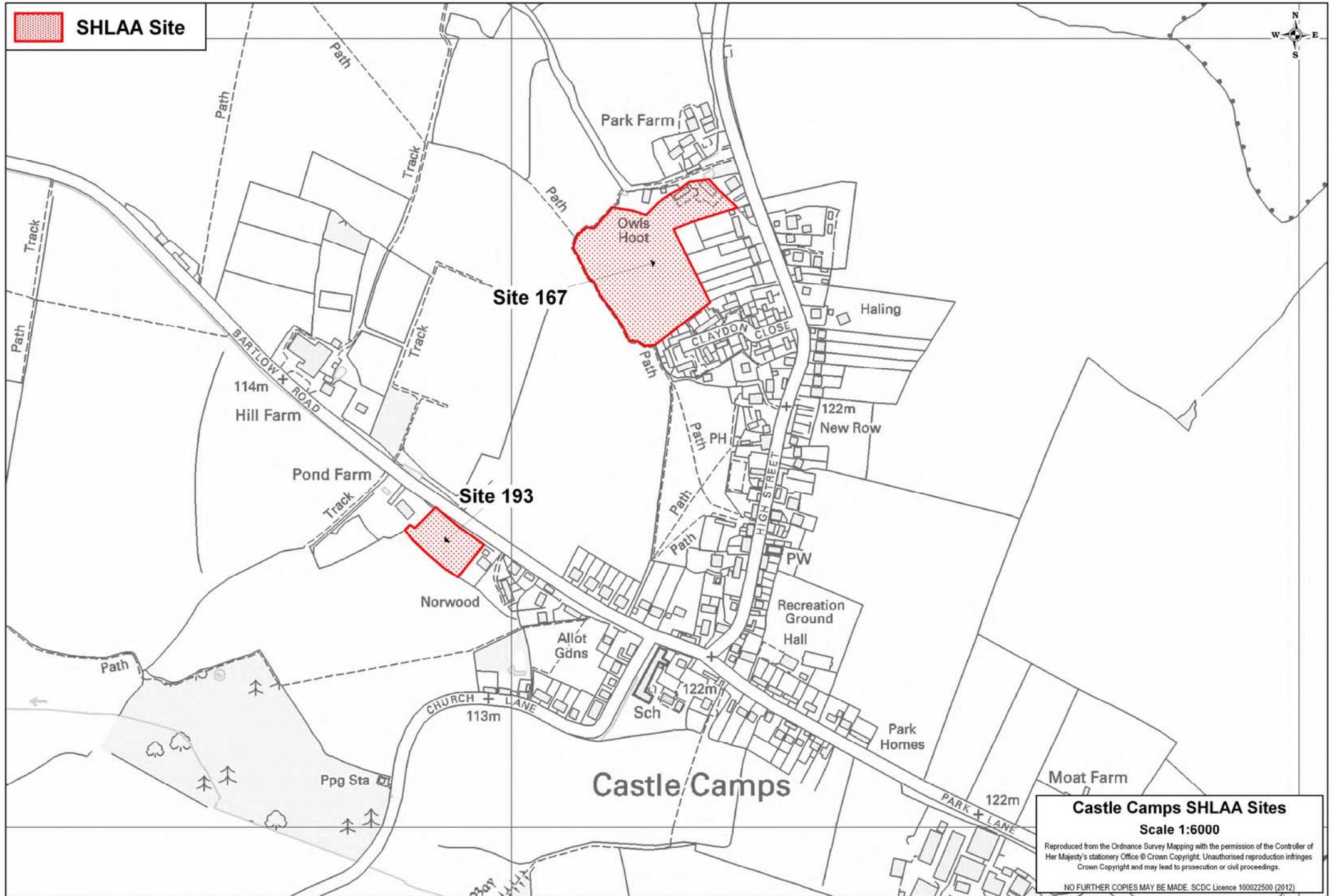
Availability	
Is the land in single ownership?	No.
Site ownership status?	The site is owned by multiple landowners.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	No, the site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site in 2011-16.
Are there any	The promoter has indicated that there are no market factors that

market factors that would significantly affect deliverability?	could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
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 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>

Site Assessment Conclusion
Site with no development potential.

 SHLAA Site



Castle Camps SHLAA Sites
Scale 1:6000
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)**

Site Assessment Proforma

Location	Castle Camps
Site name / address	Land south of Homers Lane and West of High Street
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	60 dwellings
Site area (hectares)	2.23ha
Site Number	167
Site description & context	<p>The site is on the northern edge of Castle Camps west of the High Street. There is residential to the east and south east of the site along the High Street. To the north is Owl Hoot – a residential dwelling and Park Farm with associated agricultural buildings – beyond this to the north and west is open countryside.</p> <p>The site comprises mainly of pastureland. There is a collection of commercial buildings along the northern edge of the site.</p>
Current or last use of the site	Commercial buildings and agricultural land
Is the site Previously Developed Land?	Northern edge of site is PDL. Rest is not.
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>2008 – Site Specific Policies DPD examination - part of the site was considered by the inspector – only that part which includes the commercial buildings on the northern edge.</p> <p>1993 local Plan considered part of the site and the inspector stated the following – ‘The land and buildings are essentially agricultural in character and appearance, and the general openness of the site makes it more part of the countryside and thus inappropriate for inclusion within the</p>

	<p>Framework... In no possible way could the objection site be said to be part of the village at the present time. It is part of the surrounding countryside and could not appropriately be included in the Village Framework.'</p> <p>Planning applications Outline planning permission was sought for residential development and the appeal was dismissed (S/1006/75/O). The inspector considered the land to be rural in character. In 1981 an appeal was dismissed to erect an agricultural dwelling on the site (S/0172/80/O) – the inspector considered the site as “backland forming part of the rural area surrounding the village..” . The existing houses in Haverhill Rd all front onto this road and the dwelling would not count as infill.</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?	No
Tier 1 conclusion:	<p>The site is on the northern edge of Castle Camps west of the High Street. There is residential to the east and south east of the site along the High Street. To the north is Owl Hoot – a residential dwelling and Park Farm with associated agricultural buildings – beyond this to the north and west is open countryside.</p> <p>The site comprises mainly of pastureland. There is a collection of commercial buildings along the northern edge of the site.</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 – Owls Hoot, Haverhill Road adjoins the

	<p>northern boundary of the site – this is a grade II listed building ; Park Farmhouse, Haverhill Road is a grade II building north of the site (20 metres distance) - Adverse effect due to loss of site as significant green separation of village and farmstead in views from fields & footpaths and due to obscuring Owls Hoot in views from footpaths. The Cottage, High Street is a grade II listed building south of the site (125metres distance)-</p> <ul style="list-style-type: none"> • Conservation Area – Castle Camps Conservation Area is to the south of the site (100metres direct). Setting of Conservation Area (village core). Adverse effect due to loss of site as significant green separation of village and farmstead in views from fields & footpaths. • Non-statutory archaeological site - The site is located on the northern side of the historic village. There is also evidence for Roman activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – there is a group of trees along the south east side of the site which forms the boundary with a number of residential properties; adjacent to the north east corner of the site there is a group of trees along the track which links to Haverhill Road. • Public Rights of Way – a byway follows the northern boundary of the site from Haverhill Road, west of Owls Hoot then northwards through open countryside; a footpath follows the north -west boundary of the site and continues along the eastern boundary wrapping behind the houses in Haverhill Rd. From the north - west corner of the site a number of footpaths divide off to the west, north - west and south. • 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 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 how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination - Agricultural / farm buildings, requires assessment, can be conditioned. • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings

	<p>to have a significant impact on air quality.</p> <ul style="list-style-type: none"> Noise - No obvious noise related issues, therefore no objection in principle. This site has historical use as light industrial / garage and associated commercial parking that has resulted in noise complaints. Allocating this site for residential would be positive and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being- fully support. <p>Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.</p>
<p>Townscape and landscape impact?</p>	<p>Castle Camps is listed as a south east clay hills village in the South Cambridgeshire Village Capacity Study 1998 (SCVCS). This study considers that it has a strong linear form comprising of two streets. Open arable fields border this linear settlement with a number of properties having long back gardens forming a softer edge.</p> <p>The site is on the northern edge of the village enclosed by hedges to the north and west beyond which is open countryside.</p> <p>To the east is the linear High Street with large residential properties with well-established gardens backing onto the site such as is described in the SCVCS. The belt of protected trees and hedges that are along this boundary edge screens views from these properties and create a soft edge to the village.</p> <p>Bungalows in Claydon Close have smaller gardens and they are along the southern boundary of the site and have more open views northward across the site towards Owls Hoot, a listed property and beyond to open countryside. Development of the site would impact on the setting of this listed building.</p> <p>The commercial buildings on the site are both in the north east corner with hard standing for parking. They are adjacent to residential properties in Haverhill Road and close to the farm buildings, which are part of Park Farm to the north.</p> <p>Development of this site would have an adverse effect on the landscape setting of Castle Camps because it would impact on the existing soft edge of the village created by existing gardens adjoining farmland. It would be contrary to the existing linear built form of the village.</p>
<p>Can any issues be mitigated?</p>	<p>No</p>

Infrastructure

<p>Highways access?</p>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</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 Cambridge Water Company (CWC) distribution zone Shudy Tower, within which there is a minimum spare capacity of 140 properties based on the peak day for the distribution zone less any commitments already made to developers. There are no issues with spare capacity within Shudy Tower Zone. • Gas – no supply • Mains sewerage – The Teversham wastewater treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed 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 the developer will fund this.
<p>Drainage measures?</p>	<p>No FRA provided</p>
<p>School capacity?</p>	<p>Castle Camps has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 9 surplus primary places in Castle Camps taking account of planned development in Castle Camps, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 60 dwellings could generate a need for early years places and a maximum of 21 primary school places and 15 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>
<p>Health facilities capacity?</p>	<p>Clements Surgery, Haverhill – (2.28miles) Christmas Maltings Surgery, Haverhill (2.7miles) Stourview Medical Centre, Haverhill (2.95 miles)</p>

	Linton Health Centre – Linton (4.75miles) – Castle Camps clinic in village hall. No capacity
Any other issues?	The promoter provided the following additional information – Benefit of developing site will be to provide needed housing including affordable housing.
Can issues be mitigated?	In Part

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.67ha)
Site capacity	50
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 landowners
Legal constraints?	-
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 available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> 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 4 Least 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 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 may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

Site Assessment Conclusion
Site with no development potential

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

Site Assessment Proforma

Location	Castle Camps
Site name / address	Bartlow Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10-15 dwellings
Site area (hectares)	0.42ha
Site Number	193
Site description & context	<p>The site is on the western edge of Castle Camps to the south of Bartlow Road. There is residential to the south east of the site and countryside to the north and west. Pond Farm is adjoining the north - west boundary with a large garden.</p> <p>The site is an area with many trees adjacent to a residential property.</p>
Current or last use of the site	Vacant land
Is the site Previously Developed Land?	Yes / No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>Planning applications</p> <p>In 1973 planning permission was refused to build 5 dwellings on the site (SC/0342/73/O). The reasons for refusal included that this would create an undesirable precedent for similar proposals to the detriment of the open and rural character and appearance of the area. Also that it would constitute an undesirable extension of ribbon development outside the village limits. A further application was refused for 2 dwellings in 1978 (S/1767/78/O).</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?	No
Tier 1 conclusion:	<p>The site is on the western edge of Castle Camps to the south of Bartlow Road. There is residential to the south east of the site and countryside to the north and west. Pond Farm is adjoining the north - west boundary.</p> <p>The site is an area with many trees adjacent to The Lymit a large residential property.</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 – Wisteria Cottage, Bartlow Road a grade II listed building is to the south of the site (85 metres) – Settings of Wisteria Cottage and listed cottages on Church Way (all Grade II) - adverse effect due to loss of mature hedged frontage, streetscape and significant wooded backdrop. Conservation Area – the Castle Camp Conservation Area is to the east of the site (200metres) Setting of Conservation Area - adverse effect due to loss of mature hedged frontage and open green site on approach to village and CA. Non-statutory archaeological site - The site is located on the western side of the historic village. There is evidence for medieval activity in the vicinity. 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 – There is a footpath on the opposite side of Bartlow Road, which goes northwards from the road. 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,

	<p>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 grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • 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 and malodour -Site is in close proximity to Pond Farm-possible noise and malodour as proposals would be closer than existing residential. No history of complaints. Minor to moderate adverse noise / odour risk but no objection in principle. • Flooding and drainage issues – no issues
<p>Townscape and landscape impact?</p>	<p>Castle Camps is listed as a south - east clay hills village in the South Cambridgeshire Village Capacity Study 1998 (SCVCS). This study considers that it has a strong linear form comprising of two streets. Open arable fields border this linear settlement with a number of properties having long back gardens forming a softer edge.</p> <p>The site is located on one of the linear roads that form the village - Bartlow Road. It is on the western edge of the built area of Castle Camps and being an area with many trees relates with the network of enclosed fields which are part of the countryside that extends to the north, west and south.</p> <p>The approach from the west into the village along Bartlow Road is rural in character with well-established hedges and trees bordering both sides of the road. Dense trees screen views from the road southward into the site.</p> <p>Development of this site would have an adverse effect on the landscape because there could be the loss of a significant wooded backdrop to the rural edge of the village and potentially a loss of mature hedgerows that create a rural character to this approach into Castle Camps.</p>
<p>Can any issues be mitigated?</p>	<p>In Part</p> <p>Possible development within part site within mature hedged rear to</p>

	the site, subject to landscape mitigation and retention of mature hedgelines.
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Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (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 Shudy Tower, within which there is a minimum spare capacity of 140 properties based on the peak day for the distribution zone less any commitments already made to developers. There are no issues with spare capacity within Shudy Tower Zone. • Gas – no supply. • Mains sewerage – The Teversham wastewater treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed 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 the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Castle Camps has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 9 surplus primary places in Castle Camps taking account of planned development in Castle Camps, and a small deficit of 3 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</p>

	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?	Clements Surgery, Haverhill – (2.28miles) Christmas Maltings Surgery, Haverhill (2.7miles) Stourview Medical Centre, Haverhill (2.95 miles) Linton Health Centre – Linton (4.75miles) – Castle Camps clinic in village hall
Any other issues?	The promoter has provided the following additional information – Benefit of development of the site is that it will provide additional land for housing on a site with good physical relationships with the existing development and village boundary.
Can issues be mitigated?	In Part

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.32ha)
Site capacity	9
Density	30dph

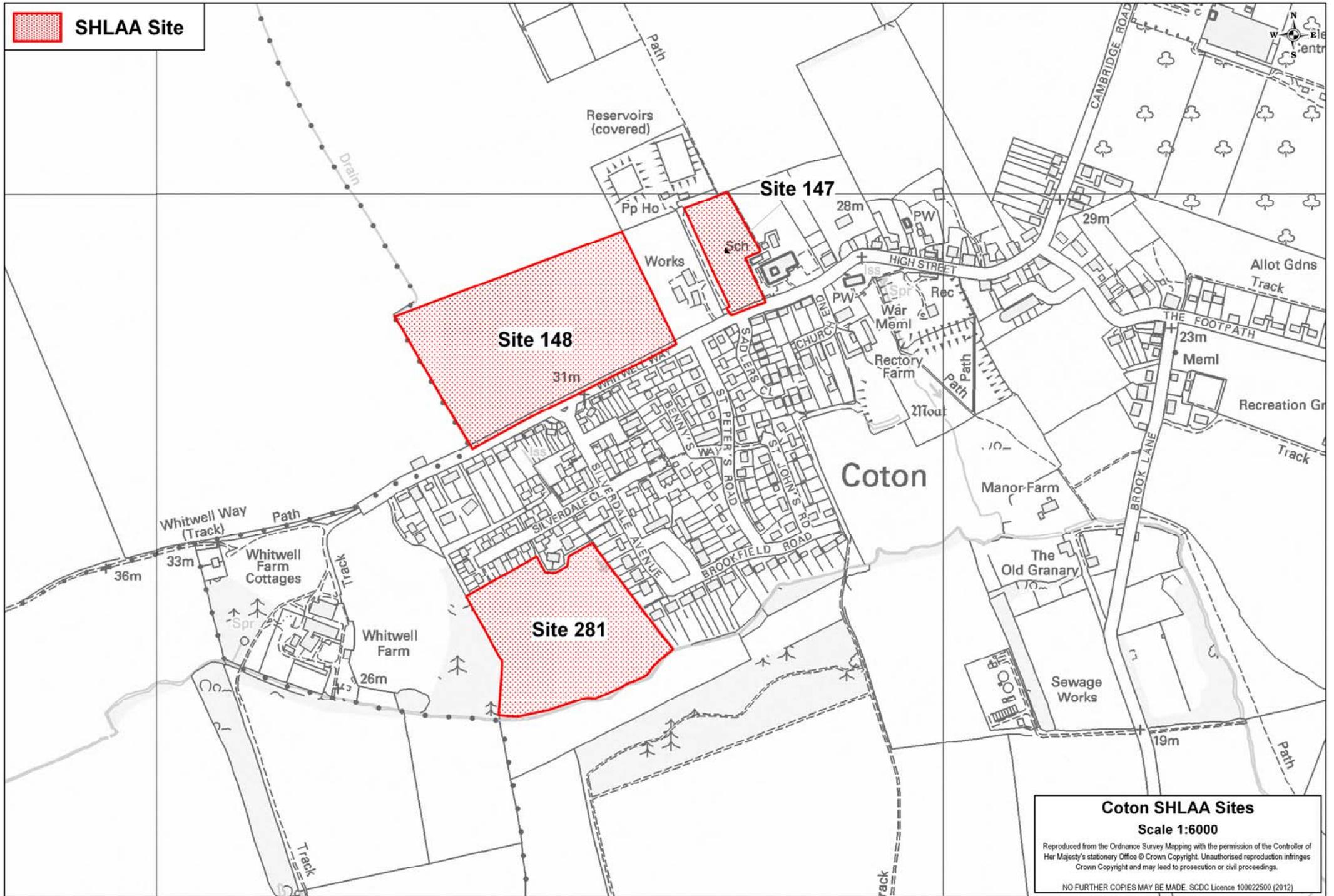
Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	No
Site ownership status?	Four individual owners – part of one family.
Legal constraints?	No
Is there market interest in the site?	-
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 first dwellings could be completed on site 2011-16 • Phasing – 2011-16 = 100%
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 4 Least 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 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 may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

Site Assessment Conclusion
Site with no development potential

 SHLAA Site



Coton SHLAA Sites

Scale 1:6000

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

Site Assessment Proforma

Location	Coton
Site name / address	Land opposite Sadlers Close, Whitwell Way
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 50 dwellings
Site area (hectares)	0.81ha
Site Number	147
Site description & context	<p>The site is on the northern side of Coton to the north of Whitwell Way. To the east is Coton Primary School and there is residential to the south. To the west is an industrial unit set in grounds and beyond this is open countryside. To the north are two covered reservoirs and a pump house and beyond open countryside.</p> <p>The site comprises an arable field.</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2002 Local Plan Inspectors report – The inspector did not consider that this land should be brought within the village framework since it did not linked with land, which is logically within the framework to the west, north or east (paragraphs 19.2-19.4).
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The northern half of 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>Site falls within an area where development would have an adverse impact on GB purposes and functions. Coton is identified in the Cambridge Green Belt Study 2002 as an inner necklace village. Development of this site would reduce the separation between the village and an area identified as having a distinctive landscape around the American Cemetery area (see map 1641LP/09 – Special Qualities to be Safeguarded). The reduction of this separation could impact on the setting and special character of Cambridge to the west of the city. The GB preserves the rural character of Coton.</p>
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 on the northern side of Coton, north of Whitewell Way. To the east is Coton Primary School and residential to the south. To the west is an industrial unit set in grounds and beyond this is open countryside. To the north are two covered reservoirs and a pump house and beyond open countryside.</p> <p>The site comprises an arable field. The northern half of the site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The GB preserves the rural character of the village and development of the site would reduce the separation between the village and the</p>

	area around the American Cemetery.
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 – to the east of the site is St Peters Church a grade 1 listed building (90 metres distance) Adverse effect on setting of church due to loss of rural context and view on approach to church. 80 and 82 High Street are grade 2 listed (100metres). Conservation Area to east of site (70metres) Setting of Conservation Area. Adverse effect due to loss of openness, rural context and wooded backdrops on approach to Conservation Area. Contrary to single depth development on this side of village. Non-statutory archaeological site - The site is located on the western side of the historic village core, close to the medieval parish church of St Peter. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Protected Village Amenity Area – there is an area to the east of St Peters Church. Public Rights of Way – a footpath follows the eastern boundary of the site from the High Street northward to Madingley Road Biodiversity features – Claylands: These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land – majority of site grade 3 and northern quarter is 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

	<p>quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</p> <ul style="list-style-type: none"> • NOISE - Industrial Noise • To the West of the site approximately 25m away is Grays Sawmill, Whitwell Way a medium sized industrial type unit / use manufacturing sports rackets etc. • Noise from activities such as wood cutting and associated ventilation / extraction ventilation plant 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. • 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 unit but there is uncertain 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. • Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that the noise constraint are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking a noise impact / risk assessment in accordance with PPG 24 Planning and Noise and associated guidance. Noise from Cotton C of E Primary School, which is immediately adjacent, may also require consideration.
<p>Townscape and landscape impact?</p>	<p>Coton is one of the inner necklace villages less than a mile west of Cambridge. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes it as having a linear form together with a historic core which incorporates open spaces and woodland as well as a mix of buildings along the street frontage. The parish church is in this historic core. The SCVCS recognises that there has been development in depth in the western part of Coton but the linear character overall is maintained. Open fields form important entrances to the village.</p> <p>The site is to the north of Whitwell Way between Coton Primary school to the east and industrial units to the west both of which are set in grounds. The site is an arable field, which is open to the road so there are clear views across it towards the open countryside to the</p>

	<p>north. This has created a soft edge to the village. Development of the site would extend the built form of the village into the countryside.</p> <p>The neighbouring industrial units are set back from the road frontage and there is an open view into this area. The units fit into the countryside setting by having the appearance of being agricultural related buildings. In approaching the village from the west along Whitewell Way the land to the north is rural in character with the school and grounds being the well-defined edge of the village with trees alongside the road. There are views into the village along the High Street of the church.</p> <p>The site is on the north side of Whitewell Way. On the south side of this road there are modern housing estate developments where the village has expanded on its western edge – as identified in the SCVCS. Sadlers Close is opposite the site consisting of bungalows with gardens. The road provides a clear edge between land with an urban character (to the south) and that with a rural one (to the north).</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>A junction located on Whitewell Way would be acceptable to the Highway Authority.</p> <p>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 Madingley Tower, within which there is a minimum spare capacity of 125 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Madingley Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – Coton has gas supply • Mains sewerage – The Coton 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?	Coton has one primary school with a PAN of 16 and school capacity of 112, and lies within the catchment of Comberton Village College

	<p>with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus primary places in Coton taking account of planned development in Coton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>The site lies in close proximity to the Coton Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.</p>
Health facilities capacity?	<p>Huntingdon Road, Cambridge (1.94miles) – Limited capacity - extension proposed for early NIAB growth</p> <p>Green End Comberton (2.47miles) – No capacity</p> <p>The Red House Cambridge (2.75miles) – No capacity</p> <p>Bridge St Cambridge (2.31miles) – Some capacity.</p>
Any other issues?	<p>The promoter has provided the following additional information-</p> <p>The site presents the opportunity to provide housing development to meet both affordable and market housing needs.</p>
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.55ha)
Site capacity	16
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	Yes

single ownership?	
Site ownership status?	St John's College
Legal constraints?	No
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 because proposals have not yet reached an appropriate stage at which to identify a developer according to the promoter of the site. • The site could become available 2011-16

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16 • Phasing 2011-16 = 50
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 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>

	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.

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

Site Assessment Proforma

Location	Coton
Site name / address	Land opposite Silverdale Avenue, Whitwell Way
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 100 dwellings
Site area (hectares)	5.23ha
Site Number	148
Site description & context	The site is on the northern edge of Coton village north of Whitwell Way. To the east are industrial units and to the south residential. To the north and west is open countryside. The site comprises of an arable field.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2002 Local Plan Inspectors report – The inspector did not consider that this land should be brought within the village framework since it did not linked with land, which is logically within the framework to the west, north or east (paragraphs 19.2-19.4).
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is within the Green Belt .

	<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>Site falls within an area where development would have an adverse impact on GB purposes and functions. Coton is identified in the Cambridge Green Belt Study 2002 as an inner necklace village. Development of this site would reduce the separation between the village and an area identified as having a distinctive landscape around the American Cemetery area (see map 1641LP/09 – Special Qualities to be Safeguarded). The reduction of this separation could impact on the setting and special character of Cambridge to the west of the city. The GB preserves the rural character of Coton.</p>
<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<p>No</p>
<p>Tier 1 conclusion:</p>	<p>The site is on the northern edge of Coton village north of Whitewell Way. To the east are industrial units and to the south residential. To the north and west is open countryside.</p> <p>The site comprises of an arable field. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The development of the site would reduce the separation between the village and the area around the American Cemetery.</p>
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings- to the east of the site is St Peters Church a grade 1 listed building (200 metres distance)- Adverse impact on setting due to loss of rural context and view on approach to church. Conservation Area to east of site (190metres) Setting of Conservation Area adverse effect due to loss of openness, countryside and rural context, mature hedging and wooded backdrops on approach to CA and contrary to countryside character of fields on both sides of site. Non-statutory archaeological site - The site is located on the west side of the historic village core. 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 – Claylands: These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land – southern two thirds of site is grade 3 and rest 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. To the East of the site approximately 25m away, is Grays Sawmill, Whitwell Way a medium sized industrial type unit / use manufacturing sports rackets etc. Noise from activities such as wood cutting and associated ventilation / extraction ventilation plant 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. It is unlikely that mitigation measures on the proposed

	<p>development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial unit but there is uncertain 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.</p> <ul style="list-style-type: none"> • Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that the noise constraint are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking a noise impact / risk assessment in accordance with PPG 24 Planning and Noise and associated guidance. • Flooding and drainage issues – no issues.
<p>Townscape and landscape impact?</p>	<p>Coton is one of the inner necklace villages less than a mile west of Cambridge. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes it as having a linear form together with a historic core which incorporates open spaces and woodland as well as a mix of buildings along the street frontage. The parish church is in this historic core. The SCVCS recognises that there has been development in depth in the western part of Coton but the linear character overall is maintained. Open fields form important entrances to the village.</p> <p>The site is to the north of Whitewell Way and is an arable field, which is part of the open countryside to the west of the village. Whitewell Way extends to western edge of the village. The land to the north of this road is rural in character and the site is clearly part of this countryside and part of land creating a rural setting for the village.</p> <p>To the east of the site are industrial units, which are set back from the road frontage, and there is an open view into this area. The units fits into the countryside setting by having the appearance of being agricultural related buildings. The built edge of the village on this northern side of the road begins with the primary school.</p> <p>On the south side of this road there are modern housing estate developments where the village has expanded on this western part – as identified in the SCVCS. The houses along this road have clear views across the site, as there is no physical boundary alongside part of the road. The road provides a clear edge between land with an urban character (to the south) and that with a rural one (to the north).</p>
<p>Can any issues be mitigated?</p>	<p>No</p>

Infrastructure	
Highways access?	<p>A junction located on Silverdale would be acceptable to the Highway Authority.</p> <p>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 Madingley Tower, within which there is a minimum spare capacity of 125 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Madingley Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – has a gas supply • Mains sewerage – The Coton 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>Coton has one primary school with a PAN of 16 and school capacity of 112, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus primary places in Coton taking account of planned development in Coton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 secondary places.</p> <p>The site lies in close proximity to the Coton Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.</p>
Health facilities capacity?	<p>Huntingdon Road, Cambridge (1.94miles) – Limited capacity - extension proposed for early NIAB growth</p> <p>Green End Comberton (2.47miles) – No capacity</p> <p>The Red House Cambridge (2.75miles) – No capacity</p> <p>Bridge St Cambridge (2.31miles) – Some capacity.</p>
Any other	The promoter has provided the following additional information –

issues?	The site presents the opportunity to provide housing development to meet both affordable and market housing needs.
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 3.92ha)
Site capacity	118
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?	St John's College
Legal constraints?	No
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 because proposals have not yet reached an appropriate stage at which to identify a developer. The site could become available 2011-16

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16 Phasing 2011-16 = 50 2016-21 = 50
Are there any market factors	No

that would significantly affect deliverability?	
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	N/a
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

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

Site Assessment Proforma

Location	Coton
Site name / address	Land off Silverdale Close
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10-60 dwellings with public open space.
Site area (hectares)	3.45ha
Site Number	281
Site description & context	The site is on the southwestern edge of Coton. There is residential to the north and east. There is an area of trees along the western boundary with fields and Whitewell Farm beyond. To the south is a stream -Bin brook and beyond open countryside. The site is pastureland.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	There have been a number of planning applications for residential use of the land that have been refused – the last one being in 1973 (C/0517/73/O)
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is within the Green Belt. Green Belt Purposes

	<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>Site falls within an area where development would have an adverse impact on GB purposes and functions. Coton is identified in the Cambridge Green Belt Study 2002 as an inner necklace village. Being on the south side of the village it is part of land that provides a separation between Coton and Barton thereby preventing the coalescence of these settlements.</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"> • Flood Zone – the southern fringe of the site is within zone 2
Tier 1 conclusion:	<p>The site is on southwestern edge of Coton. There is residential to the north and east. There is an area of trees along the western boundary with fields and Whitewell Farm beyond. To the south is a stream and open countryside.</p> <p>The site is pastureland. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
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 - The site is located to the immediate east of the deserted medieval settlement of Whitwell.

	<p>Further information would be necessary in advance of any planning application for this site.</p> <ul style="list-style-type: none"> • Setting of Conservation Area. Adverse effect on views across fields and Bin Brook edge due to loss of openness and the extent of development beyond built edge of village. • Setting of Listed Building - Manor Farmhouse (Grade II). Adverse effect on views across fields and Bin Brook edge especially in winter due to loss of openness and proximity to river edge.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features – Claylands: These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land classification – Grade 3
<p>Physical considerations?</p>	<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 - No obvious / apparent noise related issues, possible M11 noise at times. No objection in principle. • Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues -South edge of site in flood zone 2/3
<p>Townscape and landscape impact?</p>	<p>Coton is one of the inner necklace villages less than a mile west of Cambridge. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes it as having a linear form together with a historic core which incorporates open spaces and woodland as well as a mix of buildings along the street frontage. The parish church is in this historic core. The SCVCS recognises that there has been development in depth in the western part of Coton but the linear character overall is maintained. Open fields form important entrances to the village.</p>

	<p>The site is adjacent to the residential development that has taken place to the west of the village. Houses in Silverdale Avenue with long gardens and more recent developments in Silverdale Close and Pendrick Close, which are a mixture of bungalows, and two storey houses back onto the site. There is a hedge along the boundaries, which provides some enclosure of the site. These developments have extended the village beyond the historic core and further development in this area is likely to reduce the linear character of the village.</p> <p>Alongside the hedge that forms the western boundary of the site is a belt of trees that when fully mature will create a distinct feature in the landscape. These trees are likely to screen views to the west from the site towards Whitewell Farm and the surrounding countryside.</p> <p>Bin brook follows the southern boundary of the site and has trees growing alongside it providing a well-defined edge to the site.</p>
Can any issues be mitigated?	In Part - Possible reduced site to keep clear of Bin Brook edge, to respect line of built edge and with landscaping elsewhere on site to mitigate.

Infrastructure	
Highways access?	The proposed site does not appear to have a direct link to the adopted public highway.
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 Madingley Tower, within which there is a minimum spare capacity of 125 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Madingley Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – has a gas supply • Mains sewerage – The Coton 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?	Coton has one primary school with a PAN of 16 and school capacity of 112, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure

	<p>Study, the County Council stated there were 13 surplus primary places in Coton taking account of planned development in Coton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 60 dwellings could generate a need for early years places and a maximum of 21 primary school places and 15 secondary places.</p>
Health facilities capacity?	<p>Huntingdon Road, Cambridge (1.94miles) – Limited capacity - extension proposed for early NIAB growth</p> <p>Green End Comberton (2.47miles) – No capacity</p> <p>The Red House Cambridge (2.75miles) – No capacity</p> <p>Bridge St Cambridge (2.31miles) – Some capacity.</p>
Any other issues?	<p>The promoter has provided the following additional information –</p> <p>The residential proposal to include open space on site in accordance with Council’s standards.</p> <p>The proposals would provide much needed new homes. The site is large enough to accommodate between 10 to 60 dwellings. These could be provided on a phased basis, so providing new homes for the village over the next 10 or so years, or provided immediately. The site adjoins land previously considered suitable for development on affordable housing. The site is well contained by existing vegetation, both immediately adjoining the site to the west and south, and areas of vegetation in nearby fields. The site could be developed without any wider impact on the openness of the Green Belt.</p>
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 2.59ha)
Site capacity	78
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.

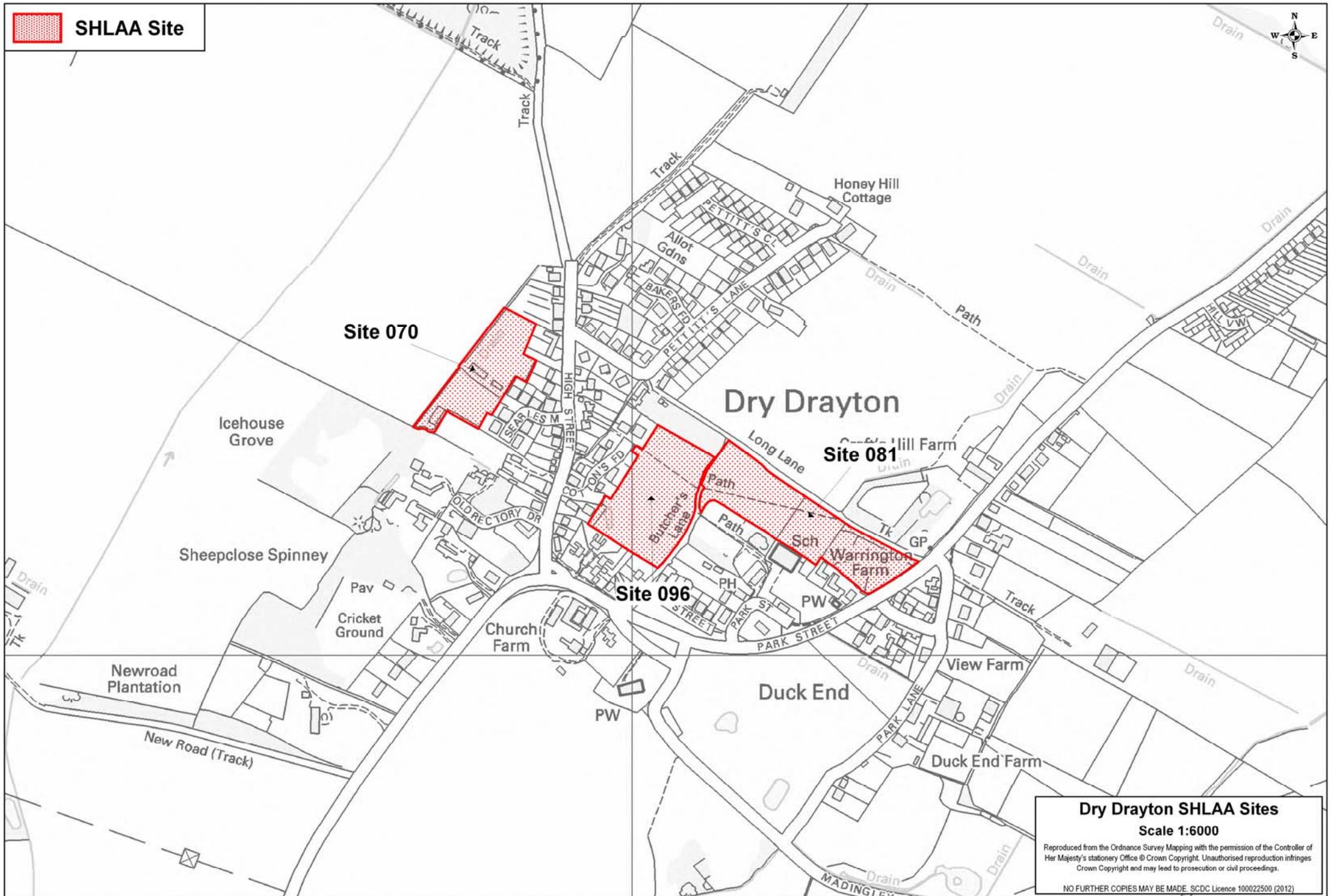
Availability	
Is the land in single ownership?	Yes
Site ownership status?	Single individual landowner
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available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

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16 Phasing – 2011-16 = 15 2016-21 = 15 2021-26 = 30
Are there any market factors that would significantly affect deliverability?	Not that promoter is aware of
Are there any cost factors that would significantly affect deliverability?	Not that promoter is aware of
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</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>

Site Assessment Conclusion	
Site with no development potential	

 SHLAA Site



Dry Drayton SHLAA Sites
Scale 1:6000
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Location	Dry Drayton
Site name / address	Rear of Searles Meadow, Dry Drayton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	16-20 dwellings
Site area (hectares)	1.06 ha.
Site Number	070
Site description & context	The site is located to the west of Searles Meadow, on the western edge of Dry Drayton. It adjoins residential properties to the north and east, and a further area of low density housing in large grounds is located to the south. To the west is very open agricultural land. The site comprises two large paddocks, separated by a track, with some old semi-derelict farm buildings. The site is bound by hedges including large trees on all sides, although the western boundary is patchy in places. It is an exposed site with wide views into the site from the wider landscape.
Current or last use of the site	Paddock - agriculture ceased 1979 and buildings used for storage.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LDF Objection Site 19. LP2004 Inspector - I accept that the land is clearly separated from the open countryside to the west. However, I have generally supported the Council's tight definition of village framework boundaries as a positive means of limiting the potential for residential development in the smaller, less sustainable villages. I do not find any District-wide need for further green field allocations in villages of this type and do not consider there to be any compelling reason to replace the nearby deleted allocation at Pettits Lane. LP1993 Inspector - The open land at Proctor's Farm is not of great

	<p>visual importance, but does form part of the general area of open land surrounding the village. The existence of the visual boundary formed by the drain and trees is not in my opinion sufficient to make it a part of the village, and the development of the open land would effectively extend the village out into the countryside. There is no special reason to allocate further land in the village for residential development, and the allocation of this site would be unrelated to the fundamental strategy of the Local Plan.</p> <p>There have been several unsuccessful attempts to gain planning permission for different scales of residential development (C/0803/70/O, S/0062/76/O, S/1457/84/O, S/1190/83/O and S/1864/77/O); the larger proposals were refused as the development, if permitted, would be too large an extension to the village and would adversely change its character.</p> <p>An appeal Inspector (S/1864/77/O) considered one proposal would form an undesirable urban intrusion into this agricultural land to the detriment of the open and essentially rural character of the immediate area and therefore I conclude that the Village Plan merits support in this instance.</p>
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?	No
Tier 1 conclusion:	This site is a paddock located to the west of Searles Meadow, on the western edge of Dry Drayton with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints

<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Listed Buildings – Grade II Listed 2 Old Rectory Drive approximately 75m to the south, an Ice House on Rectory Drive approximately 145m to the south, numbers 26 & 28 High Street and a water pump approximately 85m to the east, and other properties along Pettit’s Lane to the east. • Non-statutory archaeological site - The site is located to the north of the historic village core, in an area likely to have been developed from the post medieval period. Further information would be necessary in advance of any planning application for this site. <p>The site forms part of the setting of several Grade II Listed Buildings but with careful design it should be possible to mitigate any impact on the wider historic environment.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – the site is adjacent to several groups of protected trees to the south. • Public Rights of Way – a network of footpaths lie approximately 90m to the east. • Biodiversity features - Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination - Agricultural / farm buildings. A Contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Dry Drayton as located along a ridge and along a minor road with a linear form. The linear form is retained despite some development in depth in the form of housing estates. There are a number of</p>

	<p>important open frontages onto village streets, and the open countryside comes into the heart of the village from the north. Within the settlement some of the properties are set in large gardens, especially along Scotland Road and in the mature woodland setting of Rectory Drive.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Dry Drayton. Development of this site would result in the loss of established trees and the site would be exposed to the wider countryside. It would also expand the built up area of the village to the west and is not appropriate, as the planning history section demonstrates.</p>
Can any issues be mitigated?	No. Significant townscape and landscape impacts. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The promoter states there is right of way onto Searles Meadow (land registry papers). This is acceptable in principle, subject to detailed design and appropriate legal documentation in respect to the right of way.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Cambourne Booster Distribution Zone, within which there no spare capacity, as all current spare capacity has been committed to future development in Cambourne. There is no spare capacity within Cambourne Booster Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. 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 – part of Dry Drayton has mains gas supply. • Mains sewerage – The Uttons Drove WWTW 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 operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required

	will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Dry Drayton has one Primary School with a PAN of 11 and school capacity of 77, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 24 primary places in Dry Drayton taking account of planned development in Dry Drayton, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a need for a small number of early years places and a maximum of 7 primary school places and 5 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 provision of new schools.</p>
Health facilities capacity?	There is no surgery in Dry Drayton. The nearest surgeries are in Bar Hill, Comberton, Swavesey, Histon. Only Histon has limited capacity to grow.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>New family homes might increase numbers at local school.</p>
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including utilities (mains water, gas and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.95 ha if unconstrained)
Site capacity	29 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?	Site is promoted by two landowners.
Legal constraints?	Right of way onto Searles Meadow (land registry papers).
Is there market interest in the site?	The site has been marketed and there was interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	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?	
Economic viability?	Viability Category 2 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 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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Site Assessment Conclusion
Site with no development potential.

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

Site Assessment Proforma

Location	Dry Drayton
Site name / address	Warrington Farm, Dry Drayton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	40 dwellings
Site area (hectares)	1.78 ha.
Site Number	081
Site description & context	<p>The site is located to the north and west east of Park Street, in the heart of Dry Drayton. It adjoins residential properties and the primary school to the south. Further residential development lies to the east. Paddocks adjoin the site to the west and the north east. To the north lies open agricultural land. The site comprises two paddocks. The western paddock is well screened, enclosed by tall hedges on three sides, with a sparse low lying hedgerow along the boundary with the adjoining paddock. The eastern paddock is less enclosed, open to the road frontage on the eastern edge, where there is a wire fence, and residential properties to the south are visible behind a hedgerow and sparse trees.</p> <p>Note: the site adjoins site 096 to the west.</p>
Current or last use of the site	Paddocks
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LP2004 Inspector - This site is one of a number of fields on this side of Park Street used for horse grazing. I do not consider that there are any exceptional circumstances warranting the allocation of any part of this Green Belt site for housing development.</p> <p>A planning application for residential development (C/0198/71/O) was refused as the development, if permitted, would be too large an extension to the village and would adversely change its character.</p>

Source of site	Site suggested through call for sites
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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"> • 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>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This site is two paddocks located to the north and west east of Park Street, in the heart of Dry Drayton, within the Green Belt The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • The distribution, physical separation, setting, scale and character of Green Belt villages. • A landscape which retains a strong rural character.
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 – Grade II* Listed church of St Peter and St Paul lies 250m to the south. Grade II Listed 65 Park Street lies adjacent to the eastern edge of the site. 35 Park Street (public house) lies approximately 45m to the south west, 33 Oakington Road lies 162m to the north east, 2 properties on Park Lane lie 100m to the south east, The Spinney, and nos 9 & 11 Pettit’s Lane lie 125m to the north west. • Non-statutory archaeological site - The site is located in the historic village core. Cropmarks and earthworks to the south are probably related to the shrunken medieval settlement. Further information would be necessary in advance of any planning application for this site. <p>The site forms part of the setting of a Grade II* and several Grade II Listed Buildings which it would not be possible to mitigate.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – groups of protected trees run along the northern, eastern and most of the western edges of the site. • Protected Village Amenity Area – lies approximately 20m to the south. • Public Rights of Way – a footpath cuts diagonally across the site, and another path runs along the northern and western boundaries of the site, part of a network paths. • Biodiversity features - Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development

	related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Dry Drayton as located along a ridge and along a minor road with a linear form. The linear form is retained despite some development in depth in the form of housing estates. There are a number of important open frontages onto village streets, and the open countryside comes into the heart of the village from the north. Within the settlement some of the properties are set in large gardens, especially along Scotland Road and in the mature woodland setting of Rectory Drive.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Dry Drayton. The site lies in the heart of the village, in an area where several public rights of way provide access into the countryside. Development of this site would have a detrimental impact on the setting of the Listed Building adjoining the site and on an important area of open space and alter the character of this rural aspect to the village.</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of a Grade II* and several Grade II Listed Buildings. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on Oakington Road 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 CWC Cambourne Booster Distribution Zone, within which there no spare capacity, as all current spare capacity has been committed to future development in Cambourne. There is no spare capacity within Cambourne Booster Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. 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.

	<ul style="list-style-type: none"> • Gas – part of Dry Drayton has mains gas supply. • Mains sewerage – The Uttons Drove WWTW 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 operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Dry Drayton has one Primary School with a PAN of 11 and school capacity of 77, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 24 primary places in Dry Drayton taking account of planned development in Dry Drayton, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40 dwellings could generate a need for a small number of early years places and a maximum of 14 primary school places and 10 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 provision of new schools.</p> <p>Site is adjacent to school and potential exists for development to add to school capacity either directly or by provision of playing fields, play space.</p>
Health facilities capacity?	There is no surgery in Dry Drayton. The nearest surgeries are in Bar Hill, Comberton, Swavesey, Histon. Only Histon has limited capacity to grow.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water, gas and sewerage), school capacity and health.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.20 ha. if unconstrained)
Site capacity	36 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?	Yes
Site ownership status?	Site is promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there is interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site 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?	

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 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.

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

Location	Dry Drayton
Site name / address	Cottons Field, Dry Drayton
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)	1.51 ha.
Site Number	096
Site description & context	<p>The site is located to the west east of High Street and north of Park street, in the heart of Dry Drayton. It adjoins residential properties to the south, west, and south east, in part. The Primary School also lies along the eastern boundary, with a paddock to the north east. To the north is a belt of trees, beyond which lies agricultural land. The site comprises a large paddock enclosed by hedges on all sides, although the western residential boundaries are less dense, and a pond in the south western corner.</p> <p>Note: the site adjoins site 081 to the east.</p>
Current or last use of the site	Paddock
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LP2004 Inspector - This site mainly comprises an attractive tree-fringed arable field. The previous Inspector found no exceptional reason to justify making any allocation on this Green Belt site and in my view the case is no stronger today. Although there has been little development on the Pettit's Lane site sustainability considerations have stronger weight in present policies and I do not consider it necessary to replace site Dry Drayton 1 with another allocation.</p> <p>LP1993 Inspector - Cotton's Field is an attractive wedge of open land which extends right into the village. It lies in an Area of Best Landscape, and even if it were not in the Green Belt it would not be a</p>

	<p>good choice for allocation for residential development. Its inclusion within the Green Belt, however, strengthens my view that this land should neither be allocated for development nor included within the Village Framework. Any need for low-cost housing can be met just as well on the site allocated in the Deposit Plan.</p> <p>Planning applications for residential development have been refused (C/0315/64/, C/0094/67/O and S/0557/81/O) as the development, if permitted, would be too large an extension to the village and would adversely change its character to the detriment of the settlement and loss of visual amenity to local residents, and due to a lack of mains drainage, the provision of which would be likely to involve excessive expenditure of public money.</p>
Source of site	Site suggested through call for sites

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>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for	No

development?	
Tier 1 conclusion:	<p>This site is a paddock located to the west east of High Street and north of Park street, in the heart of Dry Drayton, within the Green Belt The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages. • A landscape which retains a strong rural character.
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 – Grade II* Listed church of St Peter and St Paul lies 148m to the south. Grade II Listed 35 Park Street (public house) lies approximately 108m to the east, The Spinney, and nos 9 & 11 Pettit's Lane 40m to the north west, 26 & 28 High Street 60m to the west. • Non-statutory archaeological site - The site is located in the historic village core. Cropmarks and earthworks to the south are probably related to the shrunken medieval settlement. Further information would be necessary in advance of any planning application for this site. <p>The site forms part of the setting of a Grade II* and several Grade II Listed Buildings which it would not be possible to mitigate.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – a group of protected trees runs along the southern and eastern edges of the site. A further group lies approximately 35m to the north. • Protected Village Amenity Area – lies approximately 40m to the south east. • Public Rights of Way – a footpath cuts across the northern part of the site from east to west, and another path runs along the eastern boundary of the site, part of a network paths. • Biodiversity features - Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict

	<p>parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. 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 (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Dry Drayton as located along a ridge and along a minor road with a linear form. The linear form is retained despite some development in depth in the form of housing estates. There are a number of important open frontages onto village streets, and the open countryside comes into the heart of the village from the north. Within the settlement some of the properties are set in large gardens, especially along Scotland Road and in the mature woodland setting of Rectory Drive.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Dry Drayton. The site lies in the heart of the village, in an area where several public rights of way provide access into the countryside. Development of this site would have a detrimental impact on an important area of open space and alter the character of this rural aspect to the village.</p>
Can any issues be mitigated?	<p>No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of a Grade II* and several Grade II Listed Buildings. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on Cottonsfield would be acceptable to the Highway Authority. The proposed site is acceptable in principle</p>

	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 Cambourne Booster Distribution Zone, within which there no spare capacity, as all current spare capacity has been committed to future development in Cambourne. There is no spare capacity within Cambourne Booster Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. 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 – part of Dry Drayton has mains gas supply. • Mains sewerage – The Uttons Drove WWTW 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 operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Dry Drayton has one Primary School with a PAN of 11 and school capacity of 77, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 24 primary places in Dry Drayton taking account of planned development in Dry Drayton, and a deficit of 13 secondary places at Impington VC 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 a small number of 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 provision of new schools.</p> <p>Site is adjacent to school and potential exists for development to add to school capacity either directly or by provision of playing fields, play space.</p>
Health facilities capacity?	There is no surgery in Dry Drayton. The nearest surgeries are in Bar Hill, Comberton, Swavesey, Histon. Only Histon has limited capacity to grow.
Any other issues?	

Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water, gas and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.36 ha. if unconstrained)
Site capacity	41 dwellings
Density	30 dph

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

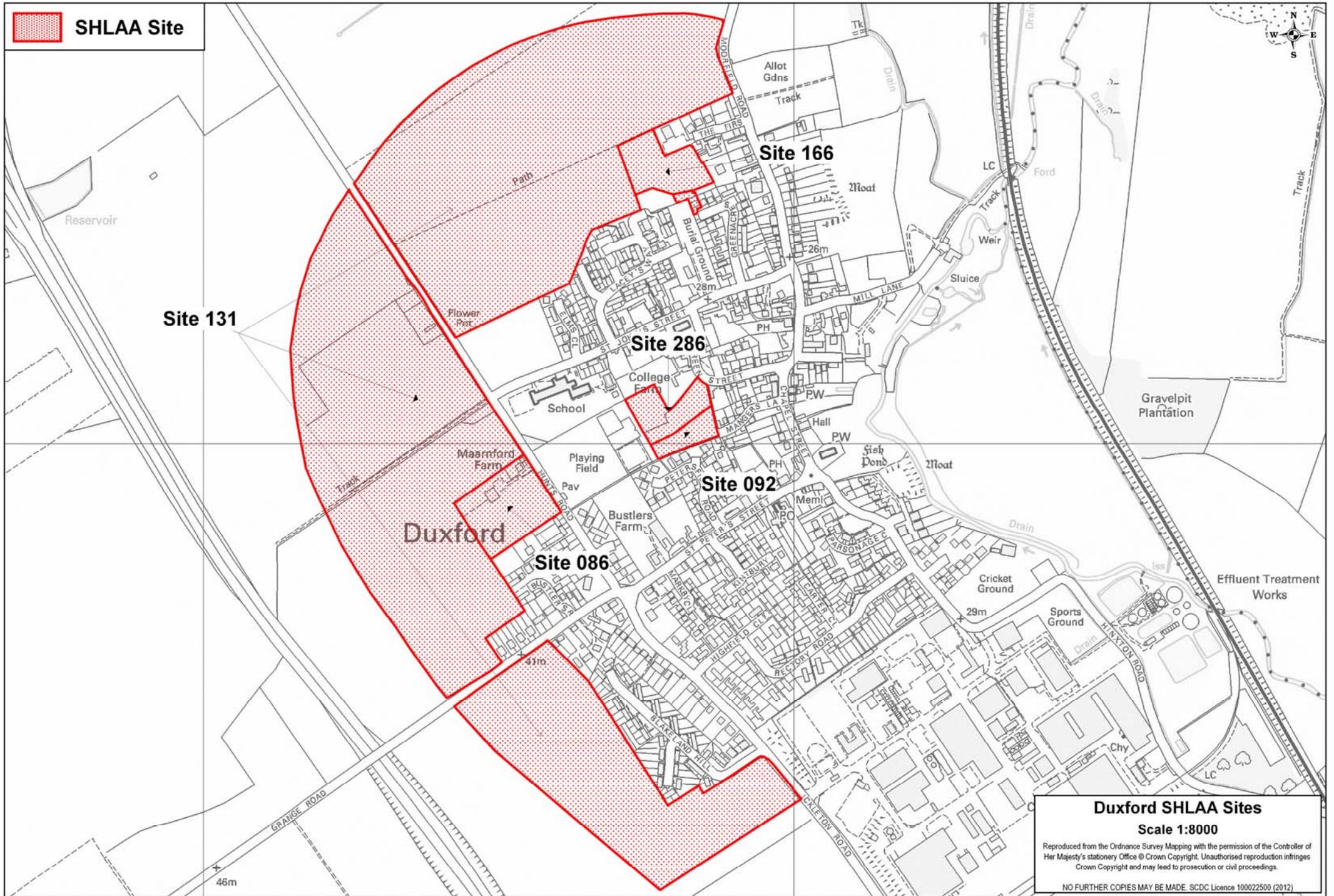
Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site is promoted by a single landowner.
Legal constraints?	Land is rented to a farmer.
Is there market interest in the site?	The site has not been marketed but there is interest in the site from a developer.
When would the site be available for development?	The site is not available immediately.

Achievability	
Phasing and delivery of the development	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?	
Economic viability?	<p>Viability Category 2 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 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>

Site Assessment Conclusion
Site with no development potential.

 SHLAA Site



Duxford SHLAA Sites
Scale 1:8000
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)**

Site Assessment Proforma

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	<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?	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 adequately integrated into the design.

	<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 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 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
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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"> • Half of the site is available immediately the remainder within 2 years • The site could become available 2011-16 • The assessment is based on the Call for Sites Questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • 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?	<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</p>

	<p>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
<p>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.</p>

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

Site Assessment Proforma

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	<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"> 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

	<p>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 - 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

	<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 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?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites Questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • 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>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.	

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

Site Assessment Proforma

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	<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?	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

	<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?	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	No FRA provided

measures?	
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	Yes

single ownership?	
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?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites Questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • 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?	<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>

	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.

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

Site Assessment Proforma

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	<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?	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

	<p>hemps 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 - 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

	<p>existing boosters and / or new storage reservoir, tower or booster 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?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites Questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • 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?	<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</p>

	<p>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

 SHLAA Site



Site 195



ELSWORTH CP

Elsworth

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

Location	Elsworth
Site name / address	Land north and west of Elsworth School, Broad End, Elsworth
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 20 dwellings and reprovision / additional allotments
Site area (hectares)	1.32 ha.
Site Number	195
Site description & context	The site lies to the west of Broad End on the north western edge of Elsworth. The site forms an 'L' shape wrapping around the primary school, on its eastern boundary. There are also residential properties to the east of the site and a small paddock lies immediately north of the site. The site is surrounded on the northern, western and southern sides by open agricultural land, with raised land to the north west providing views into the site. The site forms two distinct areas of land. The northern part is in use as allotments with an established patch of woodland on the frontage to Meadow Drift. The western part of the site is paddock. Most of the site is well screened with hedgerow from the wider landscape, although it is patchy to the northern boundary.
Current or last use of the site	Paddock and allotments.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LDF Objection Site 23. LP2004 Inspector – I find no reason to support a residential allocation on green field land beyond the village framework of a small village such as Elsworth. If there is a need for more affordable housing in the village the plan's affordable housing policies offer scope for addressing the issue without making specific allocations on green field land of this kind.
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?	No
Tier 1 conclusion:	This paddock and allotment site is located to the west of Broad End on the north western edge of Elsworth with no strategic constraints identified that would prevent the site from being developed.
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 – eastern part of the site is within the Elsworth Conservation Area. • Listed Buildings – Grade II Listed 4, 11 & 13 Broad End lie approximately 80-120m to the south east of the site. Additional listed buildings lie further along Broad End and Fardell's Lane. • Non-statutory archaeological site - The site is located on the western side of the historic village core. A moated site is known to the east and archaeological investigations in the vicinity have identified features relating to the Saxon and Medieval development of the village. Further information would be necessary in advance of any planning application for this site. <p>The site forms part of the setting of several Grade II Listed Buildings and the Conservation Area but with careful design it should be possible to mitigate any impact on the wider historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – a group of trees in the south western part of the site are protected. A further group of protected trees lies just north of the site. • Protected Village Amenity Area – approximately 65m to the south east. • Public Rights of Way – a footpath runs along the southern and part of the western boundary of the site.

	<ul style="list-style-type: none"> • Biodiversity features – Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Allotments gardens in north, a Contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Elsworth as a village comprises several rural roads, bordered by enclosed fields which form a transition between the village and the open fields. Many of the field boundaries comprise mature trees and hedgerows. It has a substantial historical core comprising not only a wide mix of historic buildings, but also open spaces, including a recreation ground and small fields. The village also contains a number of narrow historic lanes. There are views out from the village to the surrounding countryside, including rising land to the south.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Elsworth. The site forms part of the transition between the built up area and wider agricultural landscape. Development on this site would extend the village into open countryside outside the built-up area and harm the character of this very rural part of the village.</p>
Can any issues be mitigated?	<p>No. Significant historic environment, townscape and landscape impacts. The site forms a transition between the village and wider landscape, in an exposed area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as in-fill development.</p> <p>The proposed site is acceptable in principle subject to detailed design. The indicative map held by CCC Highways shows the land abutting 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 CWC Cambourne Booster Distribution Zone, within which there no spare capacity, as all current spare capacity has been committed to future development in Cambourne. There is no spare capacity within Cambourne Booster Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. 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 – Elsworth has no mains gas supply. • Mains sewerage - There is sufficient capacity at the WWTW 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>Elsworth has one Primary School with a PAN of 20 and school capacity of 140, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 1 primary place in Elsworth taking account of planned development in Elsworth, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a need for a small number of early years places and a maximum of 7 primary</p>

	<p>school places and 5 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 provision of new schools.</p> <p>Site is adjacent to primary school and potential exists for development to add to school capacity either directly or by provision of playing fields, play space.</p>
Health facilities capacity?	There is no surgery in Elsworth. The nearest surgeries are in Papworth Everard, Cambourne with some capacity to expand.
Any other issues?	
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.89 ha if unconstrained)
Site capacity	27 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?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.

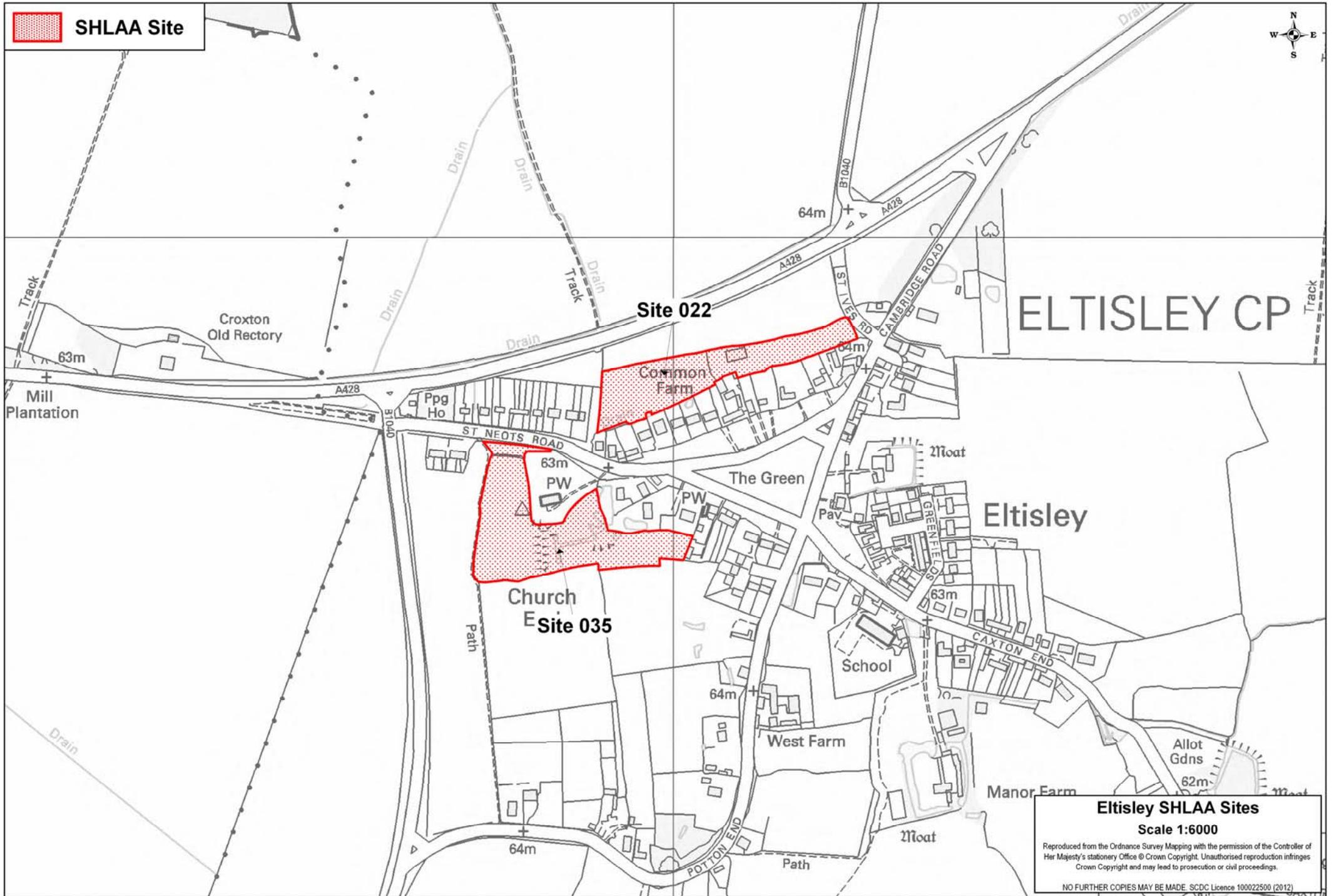
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	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?	
Economic viability?	<p>Viability Category 4 Least 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 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 may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

Site Assessment Conclusion

Site with no development potential.

 SHLAA Site



ELTISLEY CP

Eltisley

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

Location	Eltisley
Site name / address	Land rear of 28 The Green, Eltisley
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 40 dwellings
Site area (hectares)	1.53 ha.
Site Number	022
Site description & context	The site lies to the north of The Green, on the northern edge of Eltisley. The site adjoins residential properties to the south and west, and a pub lies to the south east. To the east lies an enclosed paddock, and to the north an enclosed area of grassland separates the site from the A428 to the north. The site comprises paddock land with a large farm building in the centre, enclosed by hedgerow on all sides.
Current or last use of the site	Paddock and agricultural building
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
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	No

make the site unsuitable for development?	
Tier 1 conclusion:	This paddock site lies north of The Green, on the northern edge of Eltisley with no strategic constraints identified that would prevent the site from being developed.
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 southern boundary of the site lies adjacent to the Eltisley Conservation Area. • Listed Buildings – adjacent to four Grade II Listed buildings (numbers 18, 20, 26 and 52 The Green) and near to other Grade II Listed buildings situated around The Green. The Grade II* Listed Church of St John the Baptist lies approximately 97m to the south west. • Non-statutory archaeological site - The site is located in the medieval core of the village, to the north of the medieval parish church and the designated moated site Ponds Manor (SAM 33273). Further information would be necessary in advance of any planning application for this site. Unconfirmed report that the land is ridge and furrow. <p>It would not be possible to mitigate impact on the historic environment as the site lies adjacent to four Grade II Listed Buildings and the Conservation Area, and forms a very important part of the setting of a Grade II* Listed church.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Important Countryside Frontage – lies approximately 47m to the south west • Protected Village Amenity Area – lies approximately 45m to the south • Public Rights of Way – a bridleway lies approximately 15m to the west • Biodiversity features – Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with

	<p>associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. 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 (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Agricultural / farm buildings. A Contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - The east of the site is adjacent to The Eltisley Public House which has a licence for live and recorded music but the noise and frequency of events is unknown. With such short distance separation high-level impact noises etc. likely to be moderate to major significant noise related issues. Any entertainment noise at the pub would need assessment and insulation works may be required by s106 obligations or similar. Site should not be allocated until these issues have been considered and mitigation options feasibility etc. • Noise issues - The north of the site is close to the A428. 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. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the heart of Eltisley is its triangular village green, bordered by the church, farmhouses and cottages. This forms a substantial part of the historic core. There are four approach roads, each containing linear development. The village is enclosed by small fields, with mature hedgerows, forming a transition to open fields beyond. To the south is Eltisley Wood. Some of the village streets are narrow and winding, with linear housing interspersed with small fields. There is some housing development, but the original form of the village is retained.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Eltisley. The northern part of Eltisley in particular is linear in character. Development of this site will create a substantial backland development which would be out of scale and character with, and harmful to, the rural and historic environment of this part of the village.</p>
Can any issues	No. Significant historic environment, townscape and landscape

be mitigated?	impacts. Site lies adjacent to four Grade II Listed Buildings and the Conservation Area, and forms a very important part of the setting of a Grade II* Listed church. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise, but it is unlikely noise issues can be mitigated.
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Infrastructure	
Highways access?	<p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as in-fill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>A junction located on St Ives Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. Visibility splays will be required as per Manual for Streets - empirical data required in the form of speed and traffic flows and subjective observations.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Bourn Reservoir Distribution Zone, within which there is a minimum spare capacity of 3,900 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Bourn Reservoir Distribution Zone to supply the 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 new storage reservoir, tower or booster plus associated mains. • Gas – Eltisley has no mains gas supply. • Mains sewerage - There is sufficient capacity at the WWTW 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?	Eltisley has one Primary School with a PAN of 15 and school capacity of 150, and lies within the catchment of Longsands College, St. Neots 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 provision of new schools.
Health facilities capacity?	There is no doctors surgery in Eltisley. The nearest surgeries are in Papworth Everard and Cambourne, with some spare capacity to expand.
Any other issues?	
Can issues be mitigated?	No. Objection from the Highways Agency concerning local junctions onto the A428. Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.03 ha if unconstrained)
Site capacity	31 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?	Yes
Site ownership status?	The site is promoted by a single landowner.
Legal constraints?	No known constraints.

Is there market interest in the site?	The site has not been marketed but there is interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	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?	
Economic viability?	<p>Viability Category 4 Least 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 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 may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

Site Assessment Conclusion

Site with no development potential.

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

Site Assessment Proforma

Location	Eltisley
Site name / address	Land south of St Neots Road, Eltisley (land south and west of St John the Baptist Church, St Neots Road, Eltisley)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	88 dwellings
Site area (hectares)	2.22 ha.
Site Number	035
Site description & context	The site lies to the south of St Neots Road, on the western side of Eltisley. The site adjoins residential properties to the eastern end of the site, and residential properties lie to the north of the site and in a cluster along St Neots Road to the west. The site lies to the west and south of the parish church. A large agricultural field separates the site from the B1040 to the west. Further agricultural land lies to the south. The site comprises two paddocks enclosed by mature hedgerow on all sides.
Current or last use of the site	Paddock
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	Attempts to gain planning permission for residential development on parts of the site have been unsuccessful (S/0873/75/O, C/0390/69/O and C/0293/58/). Amongst the reasons for refusal, the development would detract from the attractive open character of this peripheral area of the village.
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	No

other considerations that have the potential to make the site unsuitable for development?	
Tier 1 conclusion:	This paddock site lies to the south of St Neots Road, on the western side of Eltisley with no strategic constraints identified that would prevent the site from being developed.
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 eastern part of the site is within the Eltisley Conservation Area and the site wraps around the western boundary. • Listed Buildings – adjacent to Grade II* Listed Church of St John the Baptist and Grade II Listed 75 The Green. There are various other Grade II Listed buildings situated around The Green near the site. • Non-statutory archaeological site - The site is located in the historic core of the village, adjacent to the medieval parish church. There is evidence to suggest the location of a late Saxon Abbey in the vicinity and water features and a possible moat of post medieval date survive in the area. We would OBJECT to the development of this site. <p>It would not be possible to mitigate impact on the historic environment as the site lies adjacent to a Grade II* and II Listed Buildings and the Conservation Area, and forms a very important part of the setting of a several Grade II Listed Buildings and is located in the historic core of the village with important archaeology.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Important Countryside Frontage – lies along the northern boundary of the site, and continues along the St Neots Road frontage to the east • Protected Village Amenity Area – lies approximately 15m to the north east. • Public Rights of Way – a footpath lies along the western boundary of the site and a bridleway lies approximately 50m to the north east. • Biodiversity features – Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark

	<p>and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. 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 (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2 (in part). <p>It would not be possible to mitigate impact on the Important Countryside Frontage.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues - The Baptist Church on The Green may be an issue if bell ringing regular and mitigation options feasibility etc. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the heart of Eltisley is its triangular village green, bordered by the church, farmhouses and cottages. This forms a substantial part of the historic core. There are four approach roads, each containing linear development. The village is enclosed by small fields, with mature hedgerows, forming a transition to open fields beyond. To the south is Eltisley Wood. Some of the village streets are narrow and winding, with linear housing interspersed with small fields. There is some housing development, but the original form of the village is retained.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Eltisley. The northern part of Eltisley in particular is linear in character. Development of this site will create a substantial backland development which would be out of scale and character with, and harmful to the setting of the Listed church and wider historic environment of this part of the village.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Site lies adjacent to a Grade II* and II Listed Buildings and the Conservation Area, and forms a very important part of the setting of a several Grade II Listed Buildings and is located in the historic core of the village with important archaeology. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

Infrastructure

<p>Highways access?</p>	<p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as in-fill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>A junction located on St Neots Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</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 Bourn Reservoir Distribution Zone, within which there is a minimum spare capacity of 3,900 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Bourn Reservoir Distribution Zone to supply the 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 new storage reservoir, tower or booster plus associated mains. • Gas – Eltisley has no mains gas supply. • Mains sewerage - There is sufficient capacity at the WwTW 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?</p>	<p>Eltisley has one Primary School with a PAN of 15 and school capacity of 150, and lies within the catchment of Longsands College, St. Neots</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 provision of new schools.</p>
<p>Health facilities capacity?</p>	<p>There is no doctors surgery in Eltisley. The nearest surgeries are in Papworth Everard and Cambourne, with some spare capacity to</p>

	expand
Any other issues?	
Can issues be mitigated?	No. Objection from the Highways Agency concerning local junctions onto the A428. Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.67 ha if unconstrained)
Site capacity	50 dwellings
Density	30 dph

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

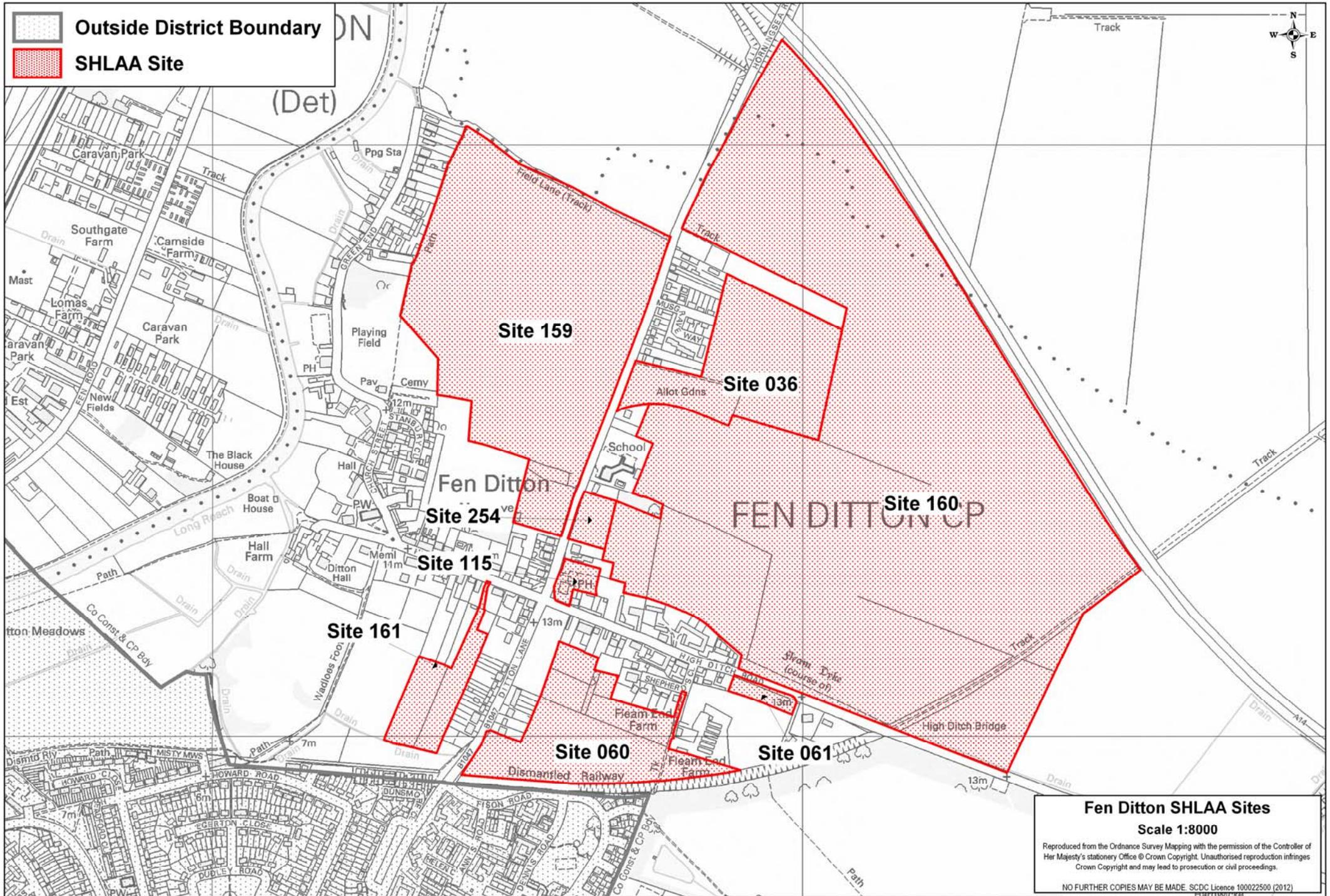
Availability	
Is the land in single ownership?	Yes
Site ownership status?	The site is promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and	The first dwellings could be completed on site 2011-16

delivery of the development	
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?	
Economic viability?	<p>Viability Category 4 Least 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 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 may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

Site Assessment Conclusion
Site with no development potential.

 Outside District Boundary
 SHLAA Site



Fen Ditton SHLAA Sites
Scale 1:8000
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)**

Site Assessment Proforma

Location	Fen Ditton
Site name / address	Blue Lion PH, 2 Horningsea Road, Fen Ditton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	13 dwellings
Site area (hectares)	0.38 ha.
Site Number	115
Site description & context	The site is located to the north east of the cross roads of Horningsea Road and High Ditch Road, on the eastern side of Fen Ditton. The site is within the built-up area of Fen Ditton, virtually surrounded by residential properties, with an open agricultural field to the south. The site comprises a public house and car parking and small area of garden.
Current or last use of the site	Public house and car park
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	The site gained planning permission for the demolition of the public house and erection of 13 dwellings (S/2194/11) on 2 February 2012.
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	No

unsuitable for development?	
Tier 1 conclusion:	This public house is located to the north east of the cross roads of Horningsea Road and High Ditch Road, on the eastern side of Fen Ditton with no strategic constraints identified that would prevent the site from being developed. The site has planning permission for 13 dwellings.
Does the site warrant further assessment?	No. The site already has planning permission.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – most of the site is within the Fen Ditton Conservation Area. • Listed Buildings – Grade II* Listed 10 High Street is approximately 78m to the west. The site lies to the rear of numbers 15 and 17 High Ditch Road. There are further Listed Buildings along High Ditch Road, including numbers 23, 25 (and its dovecote and granary), and numbers 6, 14, 16, 22 on the opposite side of High Ditch Road and along High Street within the wider Conservation Area to the west of Ditton Lane. All are Grade II Listed. • Non-statutory archaeological site - The site is located adjacent to the route of the Fleam Dyke, an earthwork boundary of Saxon date. Archaeological works could be secured by condition of planning permission. <p>With careful design and it should be possible to mitigate the impacts on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Important Countryside Frontage – lies opposite the site along the High Ditch Road frontage to the south of the site. • Public Rights of Way – a footpath lies approximately 250m to the south east. • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity

	<p>value have been protected or adequately integrated into the design.</p> <p>With careful design and it should be possible to mitigate the impacts on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land Contamination – Commercial use. A Contaminated Land Assessment will be required as a condition of any planning application • Utility services (e.g. pylons) - telecom lines run along the Horningsea Road frontage.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Fen Ditton as close to the north eastern edge of Cambridge, on the eastern bank of the River Cam and bordered by the water meadows of the river. It is a linear village, with a 'cross-roads' form. The whole village is historic, with low density development, including historic farmhouses, interspersed with cottages.</p> <p>The Fen Ditton Conservation Area Appraisal (2006) describes Fen Ditton as an essentially linear village which has resulted in a very narrow, serpentine form with an almost complete absence of backland development, the only exceptions being a few modern houses. The village has an unmistakably rural feel with its grass verges, large trees and its bucolic riverside setting. The high proportion of good quality buildings and spaces means that the streetscene and townscape is of exceptional quality even though the scale is modest.</p>
Can any issues be mitigated?	Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site.

Infrastructure	
Highways access?	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Horningsea Road 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 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

	<p>developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the 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 new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Fen Ditton has mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the WWTW 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?	<p>No FRA provided.</p> <p>The village of Fen Ditton is close to the boundary of the Swaffham internal Drainage Board. The District does not have the capacity to accept direct discharge into its system. Any discharge would have to be at the green field run off rates.</p>
School capacity?	<p>Fen Ditton has one Primary School with a PAN of 25 and school capacity of 175, and lies within the catchment of Bottisham Village College. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 10 primary places in Fen Ditton taking account of planned development in Fen Ditton.</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 provision of new schools.</p>
Health facilities capacity?	<p>The doctors surgery in Cambridge has some capacity to grow.</p>
Any other issues?	<p>The promoter provides the following supporting information:</p> <ul style="list-style-type: none"> • Improvement to the character of the Conservation Area through the demolition of the existing public house. • Removal of 1 public house will assist the viability of the remaining 3 public houses in Fen Ditton.
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>
Does the site warrant further assessment?	<p>Yes</p>

Tier 3: Site Specific Factors

Capacity

Developable area	0.38 ha.
Site capacity	13 dwellings
Density	34 dph

Potential Suitability

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

Is the land in single ownership?	Yes
Site ownership status?	The site is promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability

Phasing and delivery of the development	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?	<p>Viability Category 4 Least 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 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 may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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.