

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

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

**Index of Meldreth Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 055	Land at Whitecroft Road, Meldreth	20 dwellings	1948
Site 100	Land north of Gables Close, Meldreth	23 dwellings	1954
Site 134	Riding School at land adjacent to Meldreth Manor School, Meldreth	39 dwellings	1960
Site 191	Land adjacent to Whitecroft Road, Meldreth	14 dwellings	1966
Site 249	Willow Stables, Whitecroft Road, Meldreth	50 dwellings	1972
Site 264	80a High Street, Meldreth	7 dwellings	1978
Site 292	Land to the rear of 79 High Street, Meldreth	22 dwellings	1984

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Meldreth
<b>Site name / address</b>	Land at Whitecroft Road, Meldreth
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary (small part of site is within the framework boundary)
<b>Description of promoter's proposal</b>	30 dwellings
<b>Site area (hectares)</b>	0.98
<b>Site Number</b>	55
<b>Site description &amp; context</b>	Wooded land on the south west edge of the village bounded by residential to the north, west and east and a farm shop / industrial unit and residential to the south. Access to the site is to Whitecroft Road by a road spur which is fronted by a small number of detached houses.
<b>Current or last use of the site</b>	Agricultural/forestry
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC – None
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<ul style="list-style-type: none"> <li>The site is not within the Green Belt.</li> </ul>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	None
<b>Tier 1 conclusion:</b>	Wooded land on the southwest edge of the village not subject to considerations that may make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings - Adverse effect on setting of 23 Chiswick End due to levels &amp; obscuring &amp; loss of wooded backdrop. Some adverse effect on 27 Whitecroft Road due to same...</li> <li>Non-statutory archaeological site - The site is located in an area of the village developed from the 18th century. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders – Two TPO's close to the spur road to Whitecroft Road.</li> <li>Presence of protected species – Site is within the Chalklands 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.</li> <li>Agricultural land of high grade – Grade 2 (very good)</li> </ul>

<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone</li> <li>• Land contamination - Northern part of site is former industrial use, requires assessment, can be conditioned</li> <li>• Noise issues - Noise from activities, refrigeration plant and vehicular movements arising from the Cam Valley Orchards to the southern boundary of the site are material considerations with significant negative impact potential in terms of health and well being, 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 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. Before any consideration is given to allocating this site for residential development these noise constraints should be thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking a noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.</li> <li>• Flooding and drainage issues – No FRA provided</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>The tree cover on this site together with the enclosed fields to the south provide a soft transition to the surrounding arable fields.</p> <p>Development of this site would have an adverse effect on the landscape setting and townscape character of Meldreth by reducing the tree cover on the site and through loss of single depth development characteristic of this part of village. The impact of this could be partly mitigated by a low-density scheme which sought to retain most of the trees and hedgerows on the site.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In Part</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on to Whitecroft Road would be acceptable to the Highway Authority.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – The site falls within the 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. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, and a surplus of 97 secondary school places 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 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 only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None

<b>Can issues be mitigated?</b>	Yes
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.66 ha if unconstrained)
<b>Site capacity</b>	20 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Three family members, no known ownership constraints
<b>Legal constraints?</b>	No known legal constraints
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no known interest from a developer
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>The promoter indicates that the site is available immediately.</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16

<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	None identified
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Meldreth
<b>Site name / address</b>	Land north of Gables Close, Meldreth
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary (access way within framework boundary)
<b>Description of promoter's proposal</b>	6-30 dwellings subject to relationship with trees and Conservation Area
<b>Site area (hectares)</b>	1.16
<b>Site Number</b>	100
<b>Site description &amp; context</b>	Garden and amenity land to the rear of properties fronting the High Street. Part grassland and partly wooded with hedgerows. Low density housing to High Street. Modern residential estate to the south at Gables Close. Adjoins sites 292 and 249.
<b>Current or last use of the site</b>	Garden amenity
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	-
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<ul style="list-style-type: none"> <li>The site is not within the Green Belt.</li> </ul>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – Small part of site in Flood Zone 3.</li> </ul>
<b>Tier 1 conclusion:</b>	Garden amenity land to the rear of properties fronting onto the High Street, not subject to strategic considerations which may make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – Adjoins Meldreth Conservation Area which runs along the High Street. Adverse effect on CA due to intensification of access &amp; loss of openness, trees &amp; wooded backdrop to High Street.</li> <li>Listed Buildings – Site boundary within 85 metres of a Grade II residential property fronting onto the High Street. Some adverse effect on settings of 94, 53 &amp; 55 due to intensification of access.</li> <li>Non-statutory archaeological site - A burial identified to the north suggests a cemetery to the north. There is also evidence for medieval settlement to the north. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Protected Village Amenity Area – Land separating site from the High Street is a PVAA. Site access crosses the PVAA.</li> <li>Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrows and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds,</li> </ul>

	<p>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"> <li>• Agricultural land of high grade – Grade 2 (very good)</li> </ul>
<b>Physical considerations?</b>	None
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>The study identifies the rural character of the High Street in the historic core of the village as a critical asset and a key characteristic. Important building blocks are the detached properties in large gardens with mature trees and hedgerows and the enclosed fields and paddocks to the rear of the High Street properties.</p> <p>Development of this site would have an adverse effect on the townscape of Meldreth by building on one of these enclosed fields and paddocks. The impact of this could be partly mitigated by a low density scheme which sought to retain most of the trees and hedgerows on the site.</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	The Highway Authority comments that the existing access link to the public highway is unsuitable to serve the number of units that are being proposed. The call for sites questionnaire records three potential access points including one to the south to Gables Close.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – The site falls within the 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. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on</li> </ul>

	<p>a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, and a surplus of 97 secondary school places 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 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 require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	In Part
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.78 ha if unconstrained).
<b>Site capacity</b>	23 dwellings
<b>Density</b>	30 dph
<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is owned by 3 family members. No known ownership constraints.
<b>Legal constraints?</b>	None known.
<b>Is there market interest in the site?</b>	Not on the open market, but through Bidwells Residential Agency it is known that there is housebuilder interest in the locality.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2016-21
<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known

<b>Could issues identified be overcome?</b>	None identified
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential.

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Meldreth
<b>Site name / address</b>	Riding School at land adjacent to Meldreth Manor School, Meldreth, Fenny Lane
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	30-60 dwellings with public open space
<b>Site area (hectares)</b>	1.92
<b>Site Number</b>	134
<b>Site description &amp; context</b>	The site lies to the west of the village and comprises an Indoor riding stable, paddocks, outdoor riding areas, and car park., bounded by hedges and tree belts which are robust to the north and east. The site adjoins a cemetery to the north and Meldreth Manor School for disabled children to the east. It adjoins sites 249 and 292.
<b>Current or last use of the site</b>	Riding School vacated September 2011
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC – 1965, three planning applications for residential development refused in 1960, 1961 and 1965 because of concerns about drainage and the development being out of scale and character with a village of this size.
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

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

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<ul style="list-style-type: none"> <li>The site is not within the Green Belt.</li> </ul>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – Approximately one third of site within Flood Zone 3.</li> </ul>
<b>Tier 1 conclusion:</b>	Part of the site within Flood Zone 3 is unsuitable for residential development. Otherwise the site is not subject to strategic considerations which would make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area - Some adverse effect on setting of the CA and village due to loss of rural approach and separation of core of village from outlying farm.</li> <li>Non-statutory archaeological site - A burial identified to the north suggests a cemetery to the east. There is also evidence for medieval settlement to the east. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Presence of protected species – Site is within the Chalklands 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.</li> <li>Agricultural land of high grade – Grade 2 (very good)</li> </ul>

<b>Physical considerations?</b>	None
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>The indoor riding school combines with the Meldreth Manor School to form a developed edge to the village on Fenny Lane.</p> <p>Development of this site would have an adverse effect on the landscape setting of Meldreth by the development of part of the enclosed paddocks forming a transition between the village and the open countryside. The impact of this could be partly mitigated by a low density scheme which sought to retain most of the trees and hedgerows on the site.</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on to Fenny Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – The site falls within the 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. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be</li> </ul>

	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.
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, and a surplus of 97 secondary school 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 require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	Yes
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (Approximately 1.30 ha if unconstrained and excluding land in Flood Zone 3)
<b>Site capacity</b>	39 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is owned by SCOPE who also own and run Meldreth Manor School
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	It has not been marketed on the open market; however, Bidwells Residential Agency has provided advice to confirm that the site represents a good site for housing.
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>The promoter indicates that the site is available immediately.</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2016-21
<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	None identified
<b>Economic viability?</b>	<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>
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<b>Site Assessment Conclusion</b>
Site with no development potential

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Meldreth
<b>Site name / address</b>	Land adjacent to Whitecroft Road, Meldreth
<b>Category of site:</b>	This site straddles the existing village development framework with the onsite buildings being within the framework. Otherwise it is a village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	15 dwellings
<b>Site area (hectares)</b>	0.67
<b>Site Number</b>	191
<b>Site description &amp; context</b>	Part of site occupied by a collection of pre-fabricated industrial and agricultural buildings and vehicular layby to the south of the village. Visible from Whitecroft Road the south and east. Adjoins a woodland strip to the north.
<b>Current or last use of the site</b>	Light industrial including garage services
<b>Is the site Previously Developed Land?</b>	Yes
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC – 1995/6. Planning permission refused for residential development (S/0450/95/0) and appeal dismissed because of loss of employment land, and concerns regarding the residential amenity of the site in relation to the remaining industrial uses.
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<ul style="list-style-type: none"> <li>The site is not within the Green Belt.</li> </ul>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	None.
<b>Tier 1 conclusion:</b>	Employment site on the southern edge of the village not subject to strategic considerations that may make the site unsuitable for development. The compatibility of residential development with the remaining employment and agricultural uses is considered under Tier 2.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area - Some adverse effect on setting of CA due to prominence on approach to village. Potential subject to screening &amp; retention of hedgerow.</li> <li>Non-statutory archaeological site - Finds of Bronze Age date are known to the east. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Presence of protected species – Site is within the Chalklands 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.</li> <li>Agricultural land of high grade – Grade 2 (very good)</li> </ul>

<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Commercial / industrial use, requires assessment, can be conditioned.</li> <li>• Noise issues - The site is close to a mainline railway and the busy Station Road. There are high levels of ambient / diffuse transport noise. The large GoGold warehouse is opposite with refrigeration units. The west of the site would be bounded by medium industrial type units / uses. These are unlikely to be considered compatible uses. Residential could be acceptable with a high level of 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, sealed non-openable windows, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). However, 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. Other environmental conditions (e.g. fumes, vibration, dust) - Odour and dust are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. Before any consideration is given to allocating this site for residential development Environmental Health recommend that these noise, odour and dust constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance including consideration of practical / technical feasibility / financial viability.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>This site lies adjacent to the southern gateway to the village, the pre-</p>

	<p>fabricated buildings on it are highly visible and create a harsh edge to the southern approach to the village.</p> <p>Development of this site could have a beneficial effect on the townscape of Meldreth subject to the design and landscaping of any replacement development.</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on to Whitecroft Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – The site falls within the 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. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, and a surplus of 97 secondary school 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>

	After allowing for surplus school places, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None.
<b>Can issues be mitigated?</b>	In part.
<b>Does the site warrant further assessment?</b>	No

<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None (0.45 ha if unconstrained)
<b>Site capacity</b>	14 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Landowner, no known ownership constraints
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no known interest from a developer
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>• The promoter indicates that the site is not available immediately.</li> <li>• The promoter indicates that the site could become available 2016-21</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2016-21
<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	None identified
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; part outside Development Framework.

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Meldreth
<b>Site name / address</b>	Willow Stables, Whitecroft Road, Meldreth
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	15-20 dwellings with public open space
<b>Site area (hectares)</b>	2.23
<b>Site Number</b>	249
<b>Site description &amp; context</b>	The site comprises a stable complex and series of small paddocks bounded by strong hedgerows. The site adjoins semi-treed area to the south. It adjoins sites 134, 292 and 100 and is located to the north west of the village.
<b>Current or last use of the site</b>	Equestrian use.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC – 1992, planning permission refused for development for low cost housing (S/1620/92/O) for reasons including that the southern boundary of the development would lie 220 metres beyond the village framework boundary, be poorly related to and remote from the existing village and alien to the existing rural character of the area.
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<ul style="list-style-type: none"> <li>The site is not within the Green Belt.</li> </ul>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – Approximately one fifth of site within Flood Zone 3.</li> </ul>
<b>Tier 1 conclusion:</b>	The site comprises a stable complex and series of small paddocks bounded by strong hedgerows. The site adjoins semi-treed area to the south. It adjoins sites 134, 292 and 100 and is located to the north west of the village.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area - Some adverse effect on setting of the CA due to loss of open views from west across river mainly in winter.</li> <li>Non-statutory archaeological site - A burial identified to the north suggests a cemetery to the north. There is also evidence for medieval settlement to the north. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrows and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade – Grade 2 (very good)</li> </ul>

<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Flooding and drainage issues – Part of site within flood zone 3.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>Development of this site would have an adverse effect on the landscape setting of Meldreth by the development of part of the enclosed paddocks forming a transition between the village and the open countryside. Whilst the impact of this could be partly mitigated by a low density scheme which sought to retain most of the trees and hedgerows on the site, it would be more exposed to views from the north on Whitecroft Road and so would be detrimental to the very rural character of this part of Meldreth..</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on to Whitecroft Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – The site falls within the 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. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the 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.</li> </ul>

<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, and a surplus of 97 secondary school 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 require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	The site is separated from Meldreth by a brook, access being via Whitecroft Road and Fenny Lane. If either SHLAA site 292 or 100 were to be allocated for development this would allow for a possible pedestrian/cycle link from this site through to the High Street. However presently the site is poorly related to and remote from the existing village.
<b>Can issues be mitigated?</b>	In part
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (1.67 ha if unconstrained)
<b>Site capacity</b>	50 dwellings
<b>Density</b>	30 dph net

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Landowner. No known ownership constraints.
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	No
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

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

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Meldreth
<b>Site name / address</b>	80a High Street, Meldreth
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	10 dwellings
<b>Site area (hectares)</b>	0.30
<b>Site Number</b>	264
<b>Site description &amp; context</b>	Derelict orchard, the front of the site towards the High Street is occupied by a house, which will remain. To the north lies Woolpack Way, which has bungalows along its northern side, to the east is the river Mel, woodland and meadow with arable beyond. The site lies just to the east of the village centre.
<b>Current or last use of the site</b>	Derelict orchard
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	2004. Local Plan Inspectors Report states that: "This is a relatively small part of an area of undeveloped overgrown land next to the River Mel and to the east of the main built up area of the village. Woolpack Way forms a small projection into the tract of riverside land discussed under the site above but I find no reason to support further incursion of development into this area." In relation to the site to the north the

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

	<p>Inspector concluded that “However, in my view the undeveloped nature of the lower land alongside the River Mel contrasts clearly with the frontage development in the Conservation Area along the eastern side of High Street. This distinctive feature of Meldreth would be eroded under the objector’s suggestion”.</p> <p>1988, Planning permission granted for the erection of a bungalow (S/1370/88/D).</p>
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
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<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – Very small part of site within Flood Zone 3.</li> <li>• Minerals and Waste LDF designations - All of the site is within a WWTW safeguarding Area of the Cambridgeshire &amp; Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report.</li> </ul>
<b>Tier 1 conclusion:</b>	A derelict orchard close to the village centre. All of the site is within the WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. This establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site.
<b>Does the site warrant further assessment?</b>	No

<b>Tier 2: Significant Local Considerations</b>	
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area - Setting of CA. Minimal effect due to modern development, subject to height.</li> <li>• Listed Buildings - Some adverse effect on setting of 51 High Street (Grade II) due to loss of views &amp; trees in views across road. Potential reduced site to provide screening and retention</li> </ul>

	<p>of trees along West edge.</p> <ul style="list-style-type: none"> <li>• Non-statutory archaeological site - A trackway of possible prehistoric or Roman date runs through the site. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – TPO 7/66 running along south side of Woolpack Way bounding the site to the north, and also along a small part of the southern boundary. Site is heavily treed which look significant and which would need to be accommodated using current best practice and guidance.</li> <li>• Presence of protected species – Site is within the Chalklands 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.</li> <li>• Agricultural land of high grade – Grade 2 (very good)</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination – Record of commercial/industrial use, can be conditioned</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>Development of this site would have an adverse effect on the townscape character of the village by eroding the contrast between the linear development along the High Street frontage and the undeveloped land to the rear along the river Mel.</p>
<b>Can any issues be mitigated?</b>	<p>In part, if the development were to be at a low density its impact would be reduced.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	The site fronts onto Woolpack Way.

<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – The site falls within the 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. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the Melbourn works to accommodate this development site. However 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, and a surplus of 97 secondary school 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 only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice in Melbourn with limited physical capacity to expand on site.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	In Part
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

**Capacity**

<b>Developable area</b>	None (0.23 ha if unconstrained)
<b>Site capacity</b>	7 dwellings
<b>Density</b>	30 dph

**Potential Suitability**

<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.
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**Availability**

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Landowner, no constraints
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	The site has not been marketed, no developer interest.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

**Achievability**

<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known

<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Meldreth
<b>Site name / address</b>	Land to the rear of 79 High Street, Meldreth
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary (access way within framework boundary)
<b>Description of promoter's proposal</b>	10-30 dwellings
<b>Site area (hectares)</b>	1.08
<b>Site Number</b>	292
<b>Site description &amp; context</b>	A field to the rear of properties fronting the High Street. Part grassland and partly wooded with robust hedgerows. Behind low density housing fronting the High Street. South of Meldreth Manor school. Adjoins sites 134, 249 and 100.
<b>Current or last use of the site</b>	Disused agricultural land.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC – No relevant development control history.
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – Small part of site within Flood Zone 3.</li> </ul>
<b>Tier 1 conclusion:</b>	Disused agricultural land to the rear of properties fronting onto the High Street, not subject to strategic considerations which may make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – land separating site from the High Street is in the Meldreth Conservation Area. Major adverse effect on setting and character of CA due to loss of orchard &amp; trees, loss of part of prominent heritage asset C19 wall for access &amp; splays, loss of wooded backdrop to High Street, &amp; development contrary to single depth pattern along this part of High Street.</li> <li>Listed Buildings – Site within 30 metres of a grade II listed house fronting onto High Street but separated from it by high hedge and trees. Adverse effect on setting of 73 High Street due to loss of garden, loss of part curtilage listed historic wall for access, loss of openness and wooded backdrop.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders – TPO running along full length of the northern site boundary. Other trees on site which would need protecting in accordance with current best practice and guidance.</li> <li>Protected Village Amenity Area – Land separating site from the High Street is a PVAA. Site access crosses the PVAA.</li> <li>Presence of protected species – Site is within the Chalklands 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</li> </ul>

	<p>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"> <li>• Agricultural land of high grade – Grade 2 (very good)</li> </ul>
<b>Physical considerations?</b>	None
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>The study identifies the rural character of the High Street in the historic core of the village as a critical asset and a key characteristic. Important building blocks are the detached properties in large gardens with mature trees and hedgerows and the enclosed fields and paddocks to the rear of the High Street properties.</p> <p>Development of this site would have an adverse effect on the landscape setting of Meldreth by building on one of these enclosed fields and paddocks. The impact of this could be partly mitigated by a low density scheme which sought to retain most of the trees and hedgerows on the site.</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	The access link to the public highway is unsuitable to serve the number of units that are being proposed. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant network impact</li> <li>• Mains water – The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity</li> </ul>

	<p>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 the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, and a surplus of 97 secondary school places 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 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 require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	In Part
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (0.73 ha if unconstrained).
<b>Site capacity</b>	22 dwellings
<b>Density</b>	30 dph net

#### Potential Suitability

<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.
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#### Availability

<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is owned by 2 family members.
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	No
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

#### Achievability

<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known

<b>Could issues identified be overcome?</b>	None identified.
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential.

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