

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

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

**Index of Linton Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 015	1 Horseheath Road, Linton	6 dwellings	950
Site 032	Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)	89 dwellings	958
Site 101	Land to the east of Linton (to the north of Tower View and Balsham Road), Linton	272 dwellings	964
Site 102	Land to the east of Linton (to the east of The Ridgeway and north of Bartlow Road), Linton	29 dwellings	972
Site 103	Land to the east of Linton (land north of Horseheath Road), Linton	147 dwellings	979
Site 104	Land to the east of Linton (land south of Bartlow Road), Linton	83 dwellings	986
Site 120	Land East of Linton	691 dwellings	993
Site 152	Land east of Station Road, Linton	36 dwellings	1001
Site 197	Land adjacent to Back Road, Linton	251 dwellings	1008
Site 198	Land adjacent to Balsham Road, Linton	69 dwellings	1016
Site 199	Land adjacent to Horseheath Road, Linton	147 dwellings	1023
Site 200	Land to the north and south of Long Lane and east of The Grip, Linton	146 dwellings	1030
Site 201	Land north of Cambridge Road, Linton	142 dwellings	1039
Site 276	Land adjacent to Paynes Meadow, Linton	22 dwellings	1046

**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>	August 2013
<b>Location</b>	Linton
<b>Site name / address</b>	1 Horseheath Road, Linton
<b>Category of site:</b>	A development within the existing village development framework boundary
<b>Description of promoter's proposal</b>	10-11 houses and flats with associated play area
<b>Site area (hectares)</b>	0.28 ha
<b>Site Number</b>	015
<b>Site description &amp; context</b>	<p>The site is located within the built up area of Linton at the start of Horseheath Road as it extends eastwards through the village.</p> <p>The site is to the north of Horseheath Road with a hedge forming the boundary with the road. To the west the site adjoins the Linton library and community centre with its associated car parking.</p> <p>The site to the north and east is adjacent to residential properties - to the north nos. 24 and 33 Parsonsage Way which are part of a new housing development and to the east no 3 Horseheath Road, which is a large property built in the 1960s, set in grounds.</p> <p>The site consists of a large house – Borley House - with a garden surrounding it. A driveway provides access to the road.</p>
<b>Current or last use of the site</b>	House and Garden
<b>Is the site Previously Developed Land?</b>	Yes for the land where the house is. No for the garden since this would not be considered previously developed land.
<b>Allocated for a non-residential use in the current development plan?</b>	No

<b>Planning history</b>	<p>A planning application to erect 10 sheltered retirement homes was withdrawn in 2007 (S/2112/07/F)</p> <p>Permission was given to remove the agricultural occupancy condition in 1986 (S/1395/86/F)</p> <p>Planning permission was given for 10 houses and garages in 2005 to the rear of 1 Horseheath Rd (S/0520/05/F). The permission notice refers to the fact that the development 'is considered to be the first phase of development on land at nos 1 and 3 Horseheath Road.'</p>
<b>Source of site</b>	Site suggested through call for sites

<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>	No
<b>Tier 1 conclusion:</b>	<p>The site is to the north of Horseheath Road within the village of Linton. It is adjacent to Linton Library and Community Centre with its associated car parking and grounds and a well established hedgerow forms this western boundary. To the north and east are large residential properties.</p> <p>The site consists of a house with surrounding garden with a driveway leading from the Horseheath Road.</p>
<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>• Non-statutory archaeological site - the site is located on the eastern side of the historic village core. The County Archaeologists would require that archaeological works could be secured by condition of planning permission.</li> <li>• Conservation Area – The Linton CA is to the west of the site</li> </ul>

	<p>(140 metres distance). Impact on setting of CA - Adverse effect due to height and prominence of site and loss of significant open green space, trees and hedged frontage on the approach to the CA.</p> <ul style="list-style-type: none"> <li>Listed Buildings – There are a number of listed buildings to the west of the site within the CA. 148 and 150 High Street is a grade 2 listed building which is the nearest in High St (70metres distance) and 18 Bartlow Road is grade 2 (65metres direct distance). Impact of development on settings of these LBs along High Street and Bartlow Road - Adverse effect due to height and prominence of site and loss of significant open green space, trees and hedged frontage on approach and in foreground of views of Listed Buildings.</li> </ul>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>Tree Preservation Order – There is a TPO within the site in the southeast corner of the site. Additionally there is a protected beech tree in the plot of land to the rear of 33 and 24 Parsonage Way which is close to the north east corner boundary of the site.</li> <li>Biodiversity Features – Chalkland landscapes 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> </ul> <p>It should be possible to mitigate impacts on TPOs and biodiversity features within and surrounding the site through careful design.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>Ground Water Source Protection Zone – Zone 2</li> <li>Land contamination - Site is adjacent to former industrial/commercial land. Requires assessment. Can be conditioned.</li> <li>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.</li> <li>Noise: Traffic Minor &amp; Generation - Noise from Horseheath Road but can be mitigated by design and layout, which may influence density, therefore no objection in principle.</li> <li>Topography issues – the land slopes to the north</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The site is located within the built up area of Linton at the start of Horseheath Road as it extends eastwards through the village. It is set away to the east of the historic centre of the village.</p>

	<p>The site is to the north of Horseheath Road. There is a well-established hedge boundary on this southern boundary with the road including some mature trees. These screen views into the site from the road. The Linton Conservation Area is to the west of the site and its setting could be impacted by the development of the site if the hedge is reduced in size. Views from nearby listed buildings could also be impacted.</p> <p>To the west the site adjoins the Linton library and community centre with its associated car parking and there is a hedge screening this boundary. The library building is set back from the road within grounds and open space extends down to the road. Within this green space are groupings of protected trees. This is a significant area of open green space giving this part of the village a very open rural character.</p> <p>To the east of the site is no 3 Horseheath Road, which is a large property, built in the 1960s, set in grounds. There are other large residential properties to the south of the site that have mature garden further adding to the rural feel for this part of Horseheath Road.</p> <p>Entering the village from the east along Horseheath Road the site is visible given the openness of the gardens of the adjacent property (No 3 Horseheath Rd)</p> <p>The site to the north is adjacent to residential properties in Parsonsage Way which is part of a new housing development.</p> <p>The site consists of a large house – Borley House - with a garden surrounding it. There is a grouping of large trees in the south east section of the garden. A driveway follows the western edge of the site leading to an area of hard standing by the house.</p> <p>Development of the site would have an adverse effect on the townscape of Linton by intensifying the residential use of the site with the resultant reduction in the current garden setting with a single property. Careful design incorporating the mature hedge and protected trees on the site could mitigate the impact of development.</p>
<p><b>Can any issues be mitigated?</b></p> <p>(Updated August 2013)</p>	<p>It should be possible to partly mitigate impacts on Listed Buildings and the non-statutory archaeological aspects surrounding the site through careful design. Replacement of existing building/s within similar location possible subject to landscape mitigation and entrance. Potential reduce from 8 to 2 houses to reduce impact.</p> <p>Updated August 2013: The mitigation necessary makes the site too small to be considered as a site option in the SHLAA or for allocation in the Local Plan.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<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 Horseheath Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity –there is no significant impact on the existing network.</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton 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.</li> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Linton 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.

	The development of this site for 11 dwellings could generate a need for early years places and a maximum of 4 primary school places and 3 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.
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	The proposer has provided the following additional information-  A small recreation provision for residents to be included.
<b>Can issues be mitigated?</b>	Would need upgrading of some utility services serving the village.

### Tier 3: Site Specific Factors

Capacity	
<b>Developable area</b>	0.21 ha.
<b>Site capacity</b>	6 dwellings
<b>Density</b>	30 dph

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

Availability	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	A single landowner.
<b>Legal constraints?</b>	None mentioned
<b>Is there market interest in the site?</b>	The site has not been marketed or interest shown by developers.
<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>	Expensive site to develop
<b>Are there any cost factors that would significantly affect deliverability?</b>	Expensive site to develop as sloping, excavation required with retaining walls. Affordable housing or section 106 agreements may make the site financially unviable
<b>Could issues identified be overcome?</b>	By dropping the requirement for affordable housing or commuted payments or 106 payments
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
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.
Updated August 2013: The mitigation necessary makes the site too small to be considered as a site option in the SHLAA or for allocation in the Local Plan.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; Inside 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>	Linton
<b>Site name / address</b>	Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)
<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>	160 dwellings
<b>Site area (hectares)</b>	3.96 ha
<b>Site Number</b>	Site 032
<b>Site description &amp; context</b>	<p>The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north and east. Residential properties are to the west and south. The site is an arable field.</p> <p>It is adjoining Site 199, across the road from Site 103 and part of a larger Site 120.</p>
<b>Current or last use of the site</b>	Agricultural
<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>	<p>2007 – LDF The site was considered as an objection site (No. 70) for residential use.</p> <p>2004 – Local Plan - This site was also considered by the inspector of the 2004 Local Plan who stated '..... I note that the site was an option considered (but without favour) in preparatory work for the Pre-Inquiry Changes.</p> <p>From my inspection there is no clear reason to identify this field as a strong candidate for development, especially in view of my findings</p>

	on the limited outstanding need for allocations outside the Cambridge Northern Fringe during the remainder of the plan period. I therefore do not support these objections.
<b>Source of site</b>	Site suggested through call for sites

<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>	No
<b>Tier 1 conclusion:</b>	The site is an arable field on the eastern edge of Linton to the south of Horseheath Road. Residential properties are to the west and south of the site. Hedges enclose it to the north and east.
<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>Non-statutory archaeological site - There is evidence for possible Roman and Saxon cemeteries in the vicinity. The County Archaeologist would require further information in advance of any planning application for this site.</li> <li>Listed Building – 28 Horseheath Road is Grade 2 listed building to west of site (170 metres distance) - Minimal effect on Listed Buildings due to screening of modern development. Longer views towards the site could be mitigated by careful design and layout taking account of the height of any new buildings and the associated landscaping.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>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</li> </ul>

	<p>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>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone – Zone 2</li> <li>• Noise issues - Noise from Horseheath Road but can be mitigated by design and layout, which may influence density, 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.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land.</p> <p>The site is an arable field, which is part of the open undulating farmland that extends eastward from Linton. It is located south of Horseheath Road. The SCVCS describes this approach into Linton as providing wide views down into the village. The site boundary with the road has a hedge as does the eastern boundary of the field and these partly screen the views into the site and to village beyond. Housing in Lonsdale forms the western boundary of the site and this housing forms a well defined but harsh edge to the village according to the SCVCS</p> <p>The SCVCS highlights the importance of the long views across the village from surrounding hills and also distant views across open farmland. The site is fairly flat as it extends from the road southwards but dips down towards the houses in Martins Lane and Harefield Rise that forms the edge to the south. Across the site there are far views of the rolling countryside beyond the village on to the horizon.</p> <p>Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is part of the open undulating farmland that extends eastward from the village</p>
<b>Can any issues be mitigated?</b>	<p>Longer views towards the site could be mitigated by careful design and layout taking account of the height of any new buildings and the associated landscaping. Significant impact on landscape setting of Linton of development on this site could not be mitigated.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<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.</p>

	<p>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 Horseheath Road would be acceptable to the Highway Authority.</p> <p>Draft Transport Statement submitted by proposer indicating access via a junction onto Horseheath Road.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to trigger local 11,000-Volt reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton 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.</li> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Linton 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.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p>
<b>School capacity?</b>	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, 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 160 dwellings could generate a need for early years places and a maximum of 56 primary school places and 40 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 both primary and</p>

	secondary schools and/or the provision of new schools.
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	The proposers have submitted additional information including site layouts.
<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility service serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None ( area if unconstrained 2.97ha)
<b>Site capacity</b>	89 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 – site submitted by two owners.
<b>Site ownership status?</b>	Majority of site owned by Ely Diocesan Board of Finance and rest by individual landowner – map showing the landownership provided.
<b>Legal constraints?</b>	None
<b>Is there market interest in the site?</b>	Site has not been marketed. The owners were awaiting allocation or granting of permission before involving developer.
<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
<b>Are there any cost factors that would significantly affect deliverability?</b>	None
<b>Could issues identified be overcome?</b>	N/a
<b>Economic viability?</b>	<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>

<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>	Linton
<b>Site name / address</b>	Land to the east of Linton (to the north of Tower View and Balsham Road), Linton
<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>	Approximately 235-350 dwellings with public open space
<b>Site area (hectares)</b>	18.16
<b>Site Number</b>	Site 101
<b>Site description &amp; context</b>	<p>The site is on the northern edge of Linton village on land that rises up northward from Balsham Road towards Rivey Hill. Residential properties are located on the south side of the road. Hedgerows form the boundaries to the site to the west, north and east. Part of the southern boundary of the site adjoins the rear of residential properties in Tower View. To the east of the site is a breakers yard, which is separated from the site by a narrow strip of land. Beyond the western boundary is an affordable housing scheme built as an exception site. A bridleway follows this western boundary from Linton northwards.</p> <p>The site itself consists of an arable field.</p> <p>Part of the site forms a larger SHLAA site – Site 120. Site 198 is separated from the site by the Balsham Road.</p>
<b>Current or last use of the site</b>	Agricultural
<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>	<p>1993 Local Plan</p> <p>The site was considered by the inspector of the 1993 Local Plan for residential use who agreed with the comments made by the Council that development of the site would have a considerable impact on the landscape, the approach into the village and on views towards Rivey Hill. The inspector stated ‘ <i>This is a substantial and prominent tract of countryside and development upon it would be most obstructive in a landscape which should be protected.</i>’</p> <p>Planning application</p> <p>Planning application to erect 18 affordable homes was submitted in 1998 and then withdrawn (S/0242/98/O) on a small site to the west of Tower View adjacent to the Balsham Road.</p> <p>The strip of land separating the site from the scrap yard has had a refusal in 2002 for use of the land for storage of skips and commercial vehicles. (S/0861/02/F and S/1826/02/F)</p>
<b>Source of site</b>	Site suggested through call for sites

<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>	No
<b>Tier 1 conclusion:</b>	The site is an arable field on the northern edge of Linton. A footpath follows the western boundary. It has hedgerows forming three of its boundaries and the southern boundary partly abuts the residential properties in Tower View and the Balsham Road. A strip of land separates it to the east from a scrap yard.
<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>• Non- statutory archaeological site - recent aerial photographs have revealed a rectangular enclosure in the area, probably relating to late prehistoric or Roman settlement. County Archaeologists would require further information in advance of any planning application for this site.</li> <li>• Conservation Area – Setting of Linton CA- Major adverse effect on CA due to prominence of site on slopes of Rivey Hill, in views in vista along High Street and in views from the core of the CA.</li> <li>• Listed Buildings - Settings of listed buildings - Adverse effect of settings of numerous LBs including High Street (Grade II and II*) and Water Tower (Grade II) due to prominence of site on slopes of River Hill, in views in vista along High Street and as backdrop to LBs.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – A bridleway follows the western boundary.</li> <li>• 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.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone – Zone 2</li> <li>• Land contamination - This site is adjacent to a scrapyard and there appears to be some overspill close to the site boundary. Unlikely to be an issue but should more evidence come to light could be conditioned.</li> <li>• 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.</li> <li>• Noise - To the East of site approximately 50m away is a Scrapyard at Hill View, Balsham Road. Noise from activities at the scrapyard including possible vehicle dismantling and crashing / banging 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</li> </ul>

	<p>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"> <li>• Topography issues – gently rolling landscape</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth and the SCVCS identifies this as a key attribute of the village.</p> <p>The SCVCS highlights the importance of the long views across the village from surrounding hills and particularly highlights the views across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton.</p> <p>The site is very large arable field on the northern edge of Linton on land that rises northward from Balsham Road on the slopes of Rivey Hill. There is no physical boundary separating the road from the field. Development on these slopes is likely therefore to have an impact since views to this part of Linton are important to the setting of the village and will impact the setting of the Conservation Area.</p> <p>The SCVCS describes this approach into Linton along Balsham Road as being wide across fields to an exposed village edge. Part of the southern boundary of the site adjoins residential properties in Tower View. These properties are single storey so their impact on the landscape is reduced. They mark a well defined but harsh edge to the village.</p> <p>Linear housing development is located along part of the south side of the road and these properties have unbroken views across the site.</p> <p>Hedgerows form the boundaries to the site to the west, north and east.</p> <p>To the east of the site is a breakers yard, which is separated from the site by a narrow strip of land. This commercial use within the countryside contrasts with the rural character of the surrounding land.</p> <p>On the western boundary beyond the bridleway is a relatively recent development of affordable housing.</p>

	Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is within the open countryside that is an important part of the setting of Linton. It would impact on views from the historic centre and ones across the village.
<b>Can any issues be mitigated?</b>	No because significant impact on landscape setting of Linton of development on this site could not be mitigated.

<b>Infrastructure</b>	
<b>Highways access?</b>	<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 severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity –this is likely to trigger local 11,000-Volt reinforcement.</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton 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.</li> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Linton wastewater treatments 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011

	<p>submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, 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 350 dwellings could generate a need for early years places and a maximum of 123 primary school places and 88 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 primary and secondary schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	<p>The proposer provided the following additional information –</p> <p>At this stage it is expected that the land will be principally developed for new housing, along with open space/play space and landscaping.</p> <p>A number of public footpaths run to the east of Linton, none of these would have to be diverted and indeed would provide an opportunity to link with the proposed land parcels. No wildlife designations are known to fall upon the land - in any event an ecological assessment will be undertaken at a later time to inform the layout of the site and any associated mitigation measures.</p> <p>Any detailed design work would include a landscape assessment to identify the extent of the landscape capacity of the land to accommodate new development. The land is agricultural with few features of note. It is expected that the land put forward will include significant landscape planting to respect the setting of Linton, to help new development to better relate to Linton and to provide an attractive setting for the proposed dwellings.</p> <p>The Balsham Road land rises to the north. This will be a detailed matter to be taken into account as part of a masterplanning exercise in terms of landscape impact and geoenvironmental conditions.</p> <p>The introduction of further dwellings at Linton can further help support the facilities and services, and help ensure Linton remains to be a sustainable location with a good range of facilities for the local community. The land at Balsham Road can, in part, provide for open space, play space and/or allotments; along with an on-site contribution towards affordable housing provision. The Balaam family currently farms the land; the loss of this land for farming would not undermine the farming operation.</p>
<b>Can issues be mitigated?</b>	<p>In Part</p> <p>Would need upgrade of service utilities, schools and health.</p>

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (area if unconstrained 9.08ha.)
<b>Site capacity</b>	272 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>	G.W Balaam- the land is wholly owned by the Balaam family and requires no third party land to provide for mitigation or access.
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	Not placed on the open market, but with the involvement of Bidwells Residential Agency it has been confirmed that house builder interest will be forthcoming at the appropriate time.  To date this site has not been actively sought ; the involvement of Bidwells Residential Agency has ensured that development decisions take into account commercial and developer interests.
<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 2016-21
<b>Are there any market factors that would significantly affect deliverability?</b>	There are no known factors that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development.

<b>Are there any cost factors that would significantly affect deliverability?</b>	There are no known factors that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development.
<b>Could issues identified be overcome?</b>	N/a
<b>Economic viability?</b>	<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>

<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 (site address corrected March 2014, see note)
<b>Location</b>	Linton
<b>Site name / address</b>	Land to the east of Linton (Bartlow Road), Linton Note: previously referred to as Balsham Road – updated March 2014
<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>	Approximately 235-350 dwellings with public open space  (Combined total for two submitted sites – Site 101)
<b>Site area (hectares)</b>	1.42
<b>Site Number</b>	Site 102
<b>Site description &amp; context</b>	<p>The site is on the eastern edge of Linton either side of the Bartlow Road – with the majority of the site being to the north of the road. It is located very close to the junction with the A1307.</p> <p>The part to the north of the road is a flat arable field with hedges on all four sides. A residential cul-de-sac comprising of bungalows is to the west.</p> <p>The section south of the road is an area of scrubland created when the Bartlow Road was re-aligned. There is a well-established hedge forming the southern boundary, which has the original road adjacent to it.</p> <p>It is adjoining Site 199 and Site 104, and is part of a larger Site 120.</p>
<b>Current or last use of the site</b>	Agricultural
<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>	<p>LDF 2007 – Objection Site 69 The site to the north of the Bartlow Road was promoted for residential uses in the Site Specific Policies DPD – Objection site 69</p> <p>Planning applications There have been a number of planning applications rejected for residential uses for this site. The latest one was in 1974 for the erection of an agricultural bungalow with garage, which was refused because the site was outside of the village and would detract from the open and rural appearance of the area. (SC/1170/73/O).</p>
<b>Source of site</b>	Site suggested through call for sites

<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>	No
<b>Tier 1 conclusion:</b>	The site is on the eastern edge of Linton. The majority of the site is to the north of the Bartlow Road very close to the junction with the A1307. It is an arable field surrounded by hedges with bungalows to the west of the site. The section south of the road is scrubland created by the realignment of the Bartlow Road.
<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>• Non-statutory archaeological site - There is evidence for possible Roman and Saxon cemeteries in the vicinity. The County Archaeologist would require further information in advance of any planning application for this site.</li> <li>• Conservation Area - Setting of Linton Conservation Area - major adverse effect on Conservation Area as very prominent countryside site in views across valley and on approach.</li> <li>• Listed Buildings - Settings of numerous listed buildings. Major</li> </ul>

	adverse effect on functional manorial and countryside setting of closest listed properties at Barham including Barham Hall (Grade II*) (380metres distance)
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way - a footpath follows the eastern boundary of the site north of the Bartlow Road</li> <li>• 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 linnets, 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> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Noise issues - The South of the site is close to the busy A1307. 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. No objection in principle but may be prudent to assess noise constraint.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land.</p> <p>The site is on the eastern edge of Linton north of Bartlow Road on one of the main approach roads into the village off the A1307 and highly visible from this main road bypassing the village.</p> <p>The majority of the site is a flat arable field with low hedges enclosing it on all four sides so it remains open in character. The edge of the built area of Linton is west of the site. The Ridgeway - a cul-de-sac is a distinct start to the village but its impact is lessened because the properties along it are bungalows with mature gardens. They create a soft edge.</p> <p>From Bartlow Road looking north across the site the open countryside is not highly visible although the A1307 with rolling open fields dominates the views to the east within which is located Barham and a number of listed buildings including Barham Hall which is grade</p>

	<p>II*.</p> <p>The section of the site south of the Bartlow Road is a triangle of scrubland created when the road junction with the A1307 was realigned. There are some trees along its edges, which enhance the rural character of this approach into Linton and screen views from the village of the busy A1307.</p> <p>Development of this site would have an adverse effect on the landscape setting of Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village. There is likely to be an impact on the setting of Barham Hall.</p>
<b>Can any issues be mitigated?</b>	In part because noise issues could with good design be mitigated but significant impact on landscape setting of Linton of development on this site could not be mitigated.

<b>Infrastructure</b>	
<b>Highways access?</b>	<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 severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p> <p>The location and proposed access is not suitable for the proposed development.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to trigger local 11,000-Volt reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul> <p>There is insufficient spare capacity within Linton 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.</p> <ul style="list-style-type: none"> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to</li> </ul>

	<p>be able to be accommodated with minimal disruption or system reinforcement.</p> <ul style="list-style-type: none"> <li>• Mains sewerage - There is sufficient capacity at the Linton 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, 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 25 dwellings could generate a need for early years places and a maximum of 9 primary school places and 6 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 secondary schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	<p>The promoter provided the following additional information</p> <p>The introduction of further dwellings at Linton can further help support the facilities and services, and help ensure Linton remains to be a sustainable location with a good range of facilities for the local community.</p>
<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility service serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

**Tier 3: Site Specific Factors**

**Capacity**

<b>Developable area</b>	None (area if unconstrained 0.96 ha.)
<b>Site capacity</b>	29 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>	Single landowner
<b>Legal constraints?</b>	None
<b>Is there market interest in the site?</b>	<p>Not placed on the open market, but with the involvement of Bidwells Residential Agency it has been confirmed that house builder interest will be forthcoming at the appropriate time.</p> <p>To date this has not been actively sought; the involvement of Bidwells Residential Agency has ensured that development decisions take into account commercial and developer interests.</p>
<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>	There are no known factors that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development

<b>Are there any cost factors that would significantly affect deliverability?</b>	There are no known factors that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development.
<b>Could issues identified be overcome?</b>	N/a
<b>Economic viability?</b>	<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>

<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>	Linton
<b>Site name / address</b>	Land to the east of Linton (land north of Horseheath Road), Linton
<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>	Approximately 80-130 dwellings with public open space
<b>Site area (hectares)</b>	6.53 ha
<b>Site Number</b>	Site 103
<b>Site description &amp; context</b>	<p>The site is on the eastern edge of Linton on land to the north of Horseheath Road. There are two detached properties to the west of the site on Horseheath Road and the boundary of the site is to the rear of these. Houses in Bawtree Crescent form the western edge of the site.</p> <p>The site is a large arable field that rises up from the road towards a hedgerow and belt of trees on the horizon. A hedge forms part of the north west boundary of the site and adjoins Site 198. The extended eastern boundary is formed by a belt of trees. A bridleway follows part of the south –eastern boundary leading from Horseheath Road.</p> <p>The site is part of a larger SHLAA site – Site 120. It is adjacent to site 198 to the north; and sites 32 and 199 on the opposite side of Horseheath Road.</p>
<b>Current or last use of the site</b>	Agricultural
<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>	None.
<b>Source of site</b>	Site suggested through call for sites

<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>	No
<b>Tier 1 conclusion:</b>	The site is on the eastern edge of Linton to the north of Horseheath Road. The site is an arable field. A belt of trees forms the eastern boundary. A bridleway follows part of the southeastern edge of the site. Houses in Bawtree Crescent are to the east of the site. A hedge forms the north-west boundary and is adjacent to Site 198.
<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 - Setting of Linton Conservation Area - adverse effect on CA as very prominent countryside site in views of slopes of Rivey Hill from historic core of village.</li> <li>• Listed Buildings – Setting of listed buildings - Adverse effect of settings of numerous listed buildings including High Street (Grade II and II*) and Water Tower (Grade II) due to prominence of site on slopes of River Hill, in views in vista along High Street and as backdrop to listed buildings.</li> <li>• Non- statutory archaeological site - cropmarks to the east mark the location of settlement of probable late prehistoric date. The County Archaeologists would require further information in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – A bridleway follows the south eastern boundary from Horseheath Road eastwards.</li> <li>• Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood</li> </ul>

<b>considerations?</b>	<p>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.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Noise issues - Noise from Horseheath Road but can be mitigated by design and layout, which may influence density, 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.</li> <li>• Topography issues - the site slopes up northwards from Horseheath Road.</li> <li>• Utility services (e.g. pylons) – There is a pylon in the south- east corner part of the site with wires crossing over Horseheath Road into the site from the south and on towards the belt of trees forming the eastern boundary.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth and the SCVCS identifies this as a key attribute of the village.</p> <p>The SCVCS highlights the importance of the long views across the village from surrounding hills and particularly highlights the views across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton</p> <p>The site is a large arable field part of the rolling countryside to the northeast of Linton. A well-established hedge screens views into the site with mature trees within it along Horseheath Road. The field gently rises up from the road to a belt of trees on the horizon.</p> <p>The study describes this approach into Linton along Horseheath Road as providing wide views down into the village. The residential properties in Bawtree Crescent form a well defined but harsh edge to the built up area of Linton and these houses have open views across the field. The southern boundary loops behind the two houses on Horseheath Road - Wheatsheaf and Wheatsheaf Barn, which have mature gardens that back onto the site. These properties are clearly</p>

	<p>part of the urban area of Linton but provide a soft edge to the village at this point.</p> <p>The extended eastern boundary is formed by a belt of trees, which was planted over ten years ago and therefore has not reached maturity. This belt extends in from Balsham Road to Horseheath Road and has the potential to provide a feature in the landscape.</p> <p>A bridleway follows part of the south –eastern boundary leading from Horseheath Road and extending eastward into the countryside through an area of shrub land that separates this corner of the site from the road.</p> <p>Development of this site would have an adverse effect on the landscape setting of Linton because the land is in a prominent location. Development is likely to interrupt the views from the historic centre of the village towards the slopes of Rivey Hill and the Water Tower which is grade II listed.</p>
<b>Can any issues be mitigated?</b>	In part some noise issues could be mitigated but adverse impact on landscape setting of Linton of development on this site could not be.

<b>Infrastructure</b>	
<b>Highways access?</b>	<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 severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p> <p>The promoter has provided the following information about access – Once the extent of development on the Pembroke College land is known then any transport impact on the A1307 can then be assessed. If mitigation is required to the A1307, this can be considered in acknowledgement of the extensive landownership of Pembroke College to the east of Linton along the A1307 route.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity –this is likely to trigger local 11,000-Volt reinforcement.</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul> <p>There is insufficient spare capacity within Linton Reservoir</p>

	<p>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.</p> <ul style="list-style-type: none"> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage- there is sufficient capacity at the Linton waste water treatment works to accommodate this development site.</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, 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 130 dwellings could generate a need for early years places and a maximum of 46 primary school places and 33 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 secondary schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	<p>The proposer has submitted the following additional information –</p> <p>Any detailed design work would include a landscape assessment to identify the extent of the landscape capacity of the land to accommodate new development and provide a basis to best assess what form of landscape planting should be provided as part of a development proposal.</p> <p>Once the extent of development on the Pembroke College land is known then any transport impact on the A1307 can then be assessed. If mitigation is required to the A1307, this can be</p>

	considered in acknowledgement of the extensive landownership of Pembroke College to the east of Linton along the A1307 route.
<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility service serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

<b>Tier 3: Site Specific Factors</b>	
<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 4.90ha.)
<b>Site capacity</b>	147 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>	Pembroke College, Cambridge
<b>Legal constraints?</b>	None
<b>Is there market interest in the site?</b>	Not placed on the open market, but with the involvement of Bidwells Residential Agency it has been confirmed that house builder interest will be forthcoming at the appropriate time.  To date the involvement of a developer has not been actively sought; the involvement of Bidwells Residential Agency has ensured that development decisions take into account commercial and developer interests.
<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>	There are no known elements that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development
<b>Are there any cost factors that would significantly affect deliverability?</b>	There are no known elements that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development
<b>Could issues identified be overcome?</b>	N/a
<b>Economic viability?</b>	<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>

<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>	August 2013
<b>Location</b>	Linton
<b>Site name / address</b>	Land to the east of Linton – South of Bartlow Road.
<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>	Approximately 45-70 dwellings with open space
<b>Site area (hectares)</b>	3.68ha
<b>Site Number</b>	104
<b>Site description &amp; context</b>	<p>The site is on the eastern edge of Linton to the south of Bartlow Road. The A1307 is the boundary to the south-east. The eastern edge of the site is separated from the Bartlow Road by a triangle of scrubland created when the road junction with the A1307 was realigned. Houses in Fincham Close are along part of the western boundary. The southwestern section of the site is within the River Granta floodplain. The river follows the southern edge of the site.</p> <p>The site is an arable field sloping down into the valley of the river towards the A1307.</p> <p>The site is adjacent to Site 102 and part of a larger site 120.</p>
<b>Current or last use of the site</b>	Agricultural
<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>	1962 - An outline planning application for residential development was refused. (SC/0144/62) The reasons for refusal included that it was outside the limits of the existing village.

<b>Source of site</b>	Site suggested through call for sites
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<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- Slightly less than a quarter of southwestern part of the site is within Zone 2.</li> <li>Minerals and Waste LDF designations (Core Strategy designations only) – A quarter of the southern part of the site is within a minerals safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the eastern edge of Linton south of Bartlow Road. The large arable field is adjacent to the A1307 to the south. The River Granta follows part of the southern boundary and as a consequence the southern quarter of the site is within flood zone 2. Part of this section of the site is also within a minerals safeguarding area for sand and gravel within the Minerals and Waste LDF Core Strategy.</p> <p>Residential properties form part of the boundary to the west. The southwestern part of the site is juts into the river flood plain.</p>
<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>Non-statutory archaeological site - A Roman villa is known to the south and its associated cemetery may extend into the proposal area. The County Archaeologist would require further information in advance of any planning application for this site.</li> <li>Conservation Area – Setting of Linton Conservation Area - major adverse effect on CA as very prominent countryside site in views across valley and on approach.</li> <li>Listed building - Settings of numerous listed buildings. Major adverse effect on functional manorial and countryside setting of closest listed properties at Barham including Barham Hall (Grade II*) (315metres distance)</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>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</li> </ul>

	<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>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Noise issues - The south of the site is bounded by the busy A1307. 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. No objection in principle but may be prudent to assess noise constraint.</li> <li>• Flooding and drainage issues - The south part of the site is on a known flood zone 2</li> <li>• Topography issues – the site slopes down to the south from Bartlow Road towards the A1307 and River Granta.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. The River Granta has its own water meadows and these, together with trees and hedgerows, form strong features in the landscape setting of Linton. This is a feature between the southern edge of the historic core and the A1307.</p> <p>The site slopes down from the Bartlow Road into the river valley towards the A1307. The floodplain of the River Granta has scattered trees and scrubland and the southern part of the site is within this floodplain. There are views from the main bypass across the site towards the built edge of the village. There is no hedge along this boundary so this allows for wide vistas of this part of Linton from the bypass. The SCVCS identifies this as an exposed edge visible in the wider landscape. The built edge is soft created by hedges and mature trees screening sight of the houses beyond.</p> <p>There is a mature hedgerow along the Bartlow Road, which provides a screen to views southwards across the site towards the A1307. This hedge along with the bungalows in The Ridgeway with their mature gardens and tall trees create a rural character to this approach into the village.</p> <p>The properties in Fincham's Close have gardens that back onto the</p>

	<p>western edge of the site. There are mature trees along this boundary forming a green screen to the houses. This link in with the trees in the river floodplain creating a distinct rural character.</p> <p>The north east boundary is adjacent to a triangle of land that was created when the road junction with the A1307 was realigned.</p> <p>Development of this site would have a significantly adverse effect on the landscape setting of Linton because this site is located in a prominent position on an exposed edge visible in the wider countryside. The setting of the listed buildings in Barham notably Barham Hall are likely to be impacted if the site is developed.</p>
<b>Can any issues be mitigated?</b>	No because significant impact on landscape setting of Linton of development on this site could not be mitigated.

<b>Infrastructure</b>	
<b>Highways access?</b>	<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 severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p> <p>The promoter has provided the following information on access -</p> <p>Once the extent of development on the Pembroke College land is known then any transport impact on the A1307 can then be assessed. If mitigation is required to the A1307, this can be considered in acknowledgement of the extensive landownership of Pembroke College to the east of Linton along the A1307 route.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity –this is likely to trigger local 11,000-Volt reinforcement.</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul> <p>There is insufficient spare capacity within Linton 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.</p>

	<ul style="list-style-type: none"> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage- there is sufficient capacity at the Linton waste water treatment works to accommodate this development site.</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, 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 and 18 secondary places.</p>
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	<p>The promoter provided the following additional information</p> <p>The introduction of further dwellings at Linton can further help support the facilities and services and help ensure Linton remains to be a sustainable location with a good range of facilities for the local community. The land parcels can, in part, provide for open space, play space and/or allotments; along with an on-site contribution towards affordable housing provision. There could be scope for some improvements to the A1307 junctions, subject to the extent of development provided.</p>
<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b> (Updated August 2013)	Updated August 2013 (for consistency with Sustainability Appraisal Annex B – Summary of SHLAA and SA Summary Tables): None (area if unconstrained 2.76ha.)
<b>Site capacity</b> (Updated August 2013)	Updated August 2013 (for consistency with Sustainability Appraisal Annex B – Summary of SHLAA and SA Summary Tables): 83 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>	Pembroke College, Cambridge
<b>Legal constraints?</b>	The land is wholly owned by Pembroke College and requires no third party land to provide for mitigation or access.
<b>Is there market interest in the site?</b>	Not placed on the open market, but with the involvement of Bidwells Residential Agency it has been confirmed that house builder interest will be forthcoming at the appropriate time.  To date interest from developers has not been actively sought; the involvement of Bidwells Residential Agency has ensured that development decisions take into account commercial and developer interests.
<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
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<b>Are there any market factors that would significantly affect deliverability?</b>	There are no known elements that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development
<b>Are there any cost factors that would significantly affect deliverability?</b>	There are no known elements that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development
<b>Could issues identified be overcome?</b>	N/a
<b>Economic viability?</b>	<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>
<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>	August 2013
<b>Location</b>	Linton
<b>Site name / address</b>	Land to the east of Linton
<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>	Residential and open space
<b>Site area (hectares) (Updated August 2013)</b>	46.05ha
<b>Site Number</b>	Site 120
<b>Site description &amp; context</b>	<p>The site is on the north and eastern edge of Linton and is made up of eight arable fields that wrap around the built edge of the village</p> <ul style="list-style-type: none"> <li>• North of Balsham Road – an extensive field that slopes up from the road towards Rivey Hill. No hedge along this boundary. Housing is along the western boundary. The northern extent of the site does not follow a field boundary.</li> <li>• South of Balsham Road / North of Horseheath Road – two fields on undulating slopes between these two approach roads to Linton. A belt of trees forms the eastern boundary. Housing is on the western boundary</li> <li>• South of Horseheath Road – two fields with housing to the west and south. Enclosed by hedges.</li> <li>• Adjacent to A1307 – a field east of the main road, south of Horseheath Road.</li> <li>• Bartlow Road – a field north of the road with housing to the west. Hedges enclosing whole site</li> <li>• Bartlow Road – a field south of the road sloping down to the A1307. Part of site within River Granta flood zone.</li> </ul> <p>The site is a combination of Sites 101 (part), 198,103, 32,199, 102 and 104.</p>
<b>Current or last use of the site</b>	Agriculture

<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>	<p>LDF 2007 Four sites were promoted for residential uses in the Site Specific Policies DPD – Objection sites 69, 70, 71 and 75.</p> <p>Local Plan 2004 The inspector of the 2004 Local Plan had previously considered two of these sites. Also the large site north of Balsham Road was considered at this time and rejected.</p> <p>There have in the past been applications for residential development on a number of parts of this large site – all were refused because the land was outside of the existing village and would cause harm to the appearance and character of the landscape.</p>
<b>Source of site</b>	Site suggested through call for sites

<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 A small part of the southern part of the site is in flood zone 2</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – A small part of the site in the south is within a mineral safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	The site is made up of eight fields that wrap around the north and east of Linton. A small part of the site in the south is within the River Granta floodplain and therefore in flood zone 2. This land is also within a minerals safeguarding area for sand and gravel identified in the Minerals and Waste LDF Core Strategy.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>	
<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Extensive archaeological remains are known in the area and in the vicinity, including enclosures of probable late prehistoric or Roman date and a possible Roman cemetery associated with a villa to the south. The County Archaeologists would require further information in advance of any planning application for this site.</li> <li>• Conservation Area - Setting of Linton Conservation Area - Major adverse effect on CA as very prominent countryside site in views across valley and village and on approach.</li> <li>• Listed buildings - Settings of numerous listed buildings - Major adverse effect on functional manorial and countryside setting of closest listed properties at Barham including Barham Hall (Grade II*), (315metres) views of Water Tower (Grade II ) on Rivey Hill, vista along High Street and as backdrop to listed buildings.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – A bridleway follows part of the western boundary of the most northern field. Another bridleway goes north from Horseheath Road. A footpath follows a hedgerow dividing two fields from Horseheath Rd to Bartlow Rd.</li> <li>• 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.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Noise issues - The South of the site is bounded by the busy A1307. 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. No objection in principle but may be prudent to assess noise constraint.</li> <li>• Flooding and drainage issues – Small part of southern end of site in flood zone 2</li> </ul>

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth. This is one of the key attributes of the village.</p> <p>The SCVCS study highlights the importance of the long views across the village from surrounding hills and particularly highlights the views across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton.</p> <p>The northern part of the site is an extensive arable field rising up from Balsham Road towards Rivey Hill and therefore part of the setting of the village. There are open views into and from this site across the village into the surrounding countryside to the south. Given the open nature of this landscape development of this field is likely to impact on the village.</p> <p>Six fields that form the middle portion of the site are located to the north and south of Horseheath Road and west of the A1307. They are part of the gently rolling farmland characteristic of this eastern edge of Linton. Hedgerows enclose them and there are extensive views across them towards the village and out into undulating countryside.</p> <p>The southern part of the site is south of Bartlow Road and is a field that slopes down toward the A1307 within the River Granta valley. Part of the site is within the floodplain. This field can be seen from the A1307 across the water meadows of the river. The mature trees and hedgerows in the meadows form a strong feature in the landscape setting of Linton. The important role of views across these meadows towards the village was recognised in the SCVCS study.</p> <p>Development of the site as a whole would have a highly significant adverse effect on the landscape setting of Linton since the fields that make up this site are all on the edge of the village- many in locations where development would have significant impacts on the views from the historic centre and long views across the village. There would be an impact on the setting of many listed buildings within Linton if development were to take place.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In Part. Some noise impact could be mitigated but adverse impact on landscape setting of Linton of development on this site could not be. Could consider possibly reduced site since views to historic core would not be impacted - Central part of site more obscured by modern development and land slopes, so possible on land part of Sites 032, 101 &amp; 198 subject to landscape mitigation to reduce impact on Conservation Area and listed buildings.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<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 severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p> <p>The promoter has provided the following additional information about access -</p> <p>Once the extent of development is known then any related transport impact on the A1307 can be assessed. If mitigation is required to the A1307 in terms of junction improvements for example, such works can be considered in acknowledgement of the extensive landownership of Pembroke College and G.W.Balaam to the east of Linton along the A1307 route that could be utilised to enable such improvements.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton 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.</li> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Linton wastewater treatments 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of

	<p>240, 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 48 surplus primary places in Linton taking account of planned development in Linton, 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 750 dwellings could generate a need for early years places and a maximum of 263 primary school places and 188 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>
<b>Health facilities capacity?</b>	Some capacity at the Health Centre in Linton
<b>Any other issues?</b>	<p>The promoter provided the following additional information –</p> <p>The highest priority for Linton and its residents is the A1307, in terms of the safety of the road, with a high accident rate including fatal accidents; also in terms of the long-waiting times to exit Linton onto the A1307 due to the speed of traffic and junction design. The SHLAA proposal by virtue of the landownership, awareness of these issues and through a critical mass of new residential development could bring forward improvements to the road network; in particular improved junction arrangements. A revised road scheme to the east of Linton would also create the significant potential to ease the amount of traffic currently experienced in the historic centre of Linton.</p> <p>The introduction of further dwellings at Linton can further help support the facilities and services and help ensure Linton remains to be a sustainable location with a good range of facilities for the local community. The capacity of local services will need to be investigated to ensure the right level of development and mitigation is provided.</p>
<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b> (Updated August 2013)	None (area if unconstrained 23.03 ha.)
<b>Site capacity</b> (Updated August 2013)	691 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>	No
<b>Site ownership status?</b>	Pembroke College Cambridge and individual landowner.
<b>Legal constraints?</b>	None
<b>Is there market interest in the site?</b>	Not placed on the open market at this early stage, but through the involvement of Bidwells Residential Agency it has been confirmed that house builder interest will be forthcoming at the appropriate time.  To date developer interest has not been actively sought; the involvement of Bidwells Residential Agency has ensured that development decisions take into account commercial and developer interests.
<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
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<b>Are there any market factors that would significantly affect deliverability?</b>	None mentioned
<b>Are there any cost factors that would significantly affect deliverability?</b>	The improvement of the A1307 at Linton is a matter that new development could help to deliver. This will require a critical mass of new development to generate the value to finance the road improvements. Subject to sufficient houses being built the viability would be assured in regard to this issue.  Further investigation is being undertaken on the costs of such highway works to inform what the critical mass would have to be.
<b>Could issues identified be overcome?</b>	Further investigation into highway works and the cost of them.
<b>Economic viability?</b>	For strategic scale sites (new settlements and large urban extensions) much depends upon the extent, cost and phasing of the infrastructure to be funded by the development, the amount of housing that can actually be accommodated on site, and the timing of its provision in relation to that of the accompanying infrastructure. Such variables are currently unknown or unclear and so the viability of such sites cannot be appraised at this time.

<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>	August 2013
<b>Location</b>	Linton
<b>Site name / address</b>	Land east of Station Road.
<b>Category of site:</b>	A development within the existing village development framework boundary
<b>Description of promoter's proposal</b>	Housing – approximately 50 dwellings.
<b>Site area (hectares)</b>	1.78ha
<b>Site Number</b>	Site 152
<b>Site description &amp; context</b>	<p>The site is located south of the A1307 on the southern edge of Linton. The northern boundary wraps around Woodville Cottage. The site is east of Station Road and includes within it the old station building which is next to the disused Sawston to Haverhill railway line.</p> <p>There are a number of commercial properties on the site. The largest is a warehouse that occupies a third of the site – this is in use as a book distribution centre. South of the warehouse adjacent to the railway line is a long building, which is in use.</p> <p>West of the warehouse are three single storey buildings – one vacant and two in commercial use.</p>
<b>Current or last use of the site</b>	Employment and vacant land
<b>Is the site Previously Developed Land?</b>	Yes
<b>Allocated for a non-residential use in the current development plan?</b>	No (However the site is adjacent to the Linton Special Policy Area – Policy CH/10 - This policy seeks to restrict further residential development to the south of the A1307 due to the segregation from the main part of the village and further development in this area would not be sustainable)
<b>Planning history</b>	1989 - Outline planning application refused for 29 houses and associated works (S/2005/89/O). Reasons for refusal included the fact that it was an employment allocated site; was contrary to the local plan policy precluding residential development south of the

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Minor Rural Centre

Site 152 Land east of Station Road, Linton

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	bypass and would impact on the setting of listed building.  The Old Station House has had a variety of permissions. The latest approval is for change of use from offices to a children's nursery (S/2383/03/F)
<b>Source of site</b>	Site suggested through call for sites

<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>	No
<b>Tier 1 conclusion:</b>	The site is south of the A1307 to the east of Station Road. There is a large warehouse occupying a third of the site with several other commercial buildings beside it – one is vacant and two in commercial use. The old station building is at the end of Station Road adjacent to the disused Sawston to Haverhill railway line, which follows the southern boundary of the site.
<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>• Listed Buildings – Woodville Cottage is to the north of the site facing onto the A1307– a 17C cottage.(Grade II) Setting of Woodville Cottage would be adversely effected due to loss of wooded backdrop and due to higher ground levels.</li> <li>• Non-statutory archaeological site - There is evidence for Iron Age settlement to the south. Archaeological works could be secured by condition of planning permission.</li> <li>• The Sawston to Haverhill railway line follows the southern boundary of the site</li> </ul>
<b>Environmental and wildlife designations and</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – Nine lime trees are listed along the western side of the site adjoining Station Road.</li> <li>• Public Rights of Way – A footpath follows the eastern boundary from A1307 southwards</li> </ul>

<p><b>considerations?</b></p>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 3</li> <li>• Land contamination - Current land use appears to be of commercial/industrial and therefore would require investigation. This can be dealt with by condition.</li> <li>• Noise issues - There is an industrial type estate to the West and noise is material considerations in terms of health and well-being and providing a high quality living environment. The noise risk has not been quantified. It is uncertain whether 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. 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 and odour constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking odour and noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.</li> <li>• Noise issues - The North of the site is also bounded by the A1307. However it is likely that such a transport source can be abated to an acceptable level with careful mitigation: combination of appropriate distance separation, building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm and special foundation design may be required. Noise may influence the design / layout and number / density of residential premises.</li> </ul>

<b>Townscape and landscape impact?</b>	<p>The site is to the south of the A1307. The site slopes up from this road and has many tall trees along this boundary. There is a listed building – Woodville Cottage facing onto the main road, which is not part of the site. This property has a garden around it that is enclosed by hedges and trees. Any development of the site would impact on this property.</p> <p>A large warehouse occupies a third of the site – the access to this is off Station Road. The land behind the warehouse northwards to the road is open scrubland.</p> <p>Along the east side of Station Road are a group of nine lime trees that are protected by TPO. These partly screen views into the site. There are two single storey buildings in commercial use, which have hard standing around them.</p> <p>The old station building is on the southern edge of the site adjacent to the disused railway line. The property has been used for offices and has permission for a children’s nursery. There is no landscaping around this property – it stands within hard standing at the end of Station Road.</p> <p>Development of this site would have a neutral effect on the landscape and townscape setting of Linton because of the mix of uses on the site. The setting of the listed building could be enhanced by sensitively designed development on the site and the removal of the industrial neighbour.</p>
<b>Can any issues be mitigated?</b>	Yes – through sensitive design of the site could improve setting of listed building.

<b>Infrastructure</b>	
<b>Highways access?</b>	<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 Cambridge Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority’s opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site</p>
<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 Cambridge Water</li> </ul>

	<p>Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers.</p> <p>There is insufficient spare capacity within Linton 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.</p> <ul style="list-style-type: none"> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Linton 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.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided</p>
<p><b>School capacity?</b> (updated August 2013)</p>	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, 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 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> <p>Update from County Education Officers May 2013 -There is currently some in-catchment pressure on places at the school. It is likely that the schools could be expanded on their current sites, but further detailed work would be required. There is currently sufficient capacity at the village college to mitigate the demand from this scale of development. It is unlikely that additional capacity or refurbishment would be needed. The demographic forecasts would however, need</p>

	to be kept under review.
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	1.20 ha.
<b>Site capacity</b>	36 dwellings
<b>Density</b>	30 dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is 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>	Two individual landowners
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	Not marketed site
<b>When would the site be available for development?</b>	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
<b>Are there any cost factors that would significantly affect deliverability?</b>	None
<b>Could issues identified be overcome?</b>	N/a
<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 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.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework; South of A1307 Linton (Policy H/5) – Windfall Residential Development will not be permitted.

**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>	Linton
<b>Site name / address</b>	Land adjacent to Back Road.
<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>	250 dwellings with public open space.
<b>Site area (hectares)</b>	16.73ha
<b>Site Number</b>	197
<b>Site description &amp; context</b>	<p>The site is located on the northwest edge of Linton to the north of the River Granta along Back Road. It is made up of two parts separated by the road.</p> <p>The site to the north of the road is made up of an extensive arable field that slopes up towards Rivey Hill. The eastern edge of the site is adjacent to large properties with long gardens. There is a bridleway that extends from Back Road northwards along this edge. There is no physical feature to mark the northern boundary of the site within the field. The line on the map extends beyond the northern edge of the adjacent houses.</p> <p>The site south of Back Road comprises two arable fields. The eastern edge is adjacent to The Woodlands housing estate. A footpath runs from the road along the boundary between the two fields.</p>
<b>Current or last use of the site</b>	Agriculture
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No

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Minor Rural Centre

<b>Planning history</b>	<p>Local Plan 2004</p> <p>A site north of Back Road was considered by the inspector of the 2004 Local Plan. He concluded that -</p> <p><i>Existing development in this part of Linton already presents a harsh edge to attractive undulating downland. Although part of the objection site lies in a dry valley, I formed the view that development here would extend intrusive development onto still higher ground and be visible from many vantage points to the north and west and (at greater distance) from points south of Linton on the other side of the River Granta. I do not support these objections.</i></p>
<b>Source of site</b>	Site suggested through call for sites

<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 2 just touches the southern edge of the site</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – The southwest portion of the site adjacent to the river within a minerals safeguarding area for sand and gravel – about a quarter. The Linton Waste Water Treatment Works is to the south west of the site and the safeguarding area surrounding it extends into the southern part of the site (approximately a third of the site south of the road). Within such area the Minerals and Waste LDF states that there is a presumption against allowing development that would be occupied by people. This includes new buildings to residential, industrial, commercial, sport and recreational uses.</li> </ul>
<b>Tier 1 conclusion:</b>	The site is located on the north western edge of Linton on either side of Back Road. It is made up of two fields south of Back Road and part of three fields north of this road. Part of the southern edge of the site is in Flood Zone 2 and a minerals safeguarding area for sand and gravel extends into the south west portion of the site. Also Linton WWTW safeguarding area extends into southern part of site.
<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>• Listed Buildings – Grade II listed Symond House, 44 Symond Lane (formerly listed as Linton Hospital) is located south of Back Road 100 metres from the far eastern boundary of the site. Linton Farm and its associated barns are listed buildings to the west of the site on the far side of the river. They are some 100</li> </ul>

	<p>metres from the site. Settings of listed properties at Little Linton and along Symonds Lane (Grade II). Major adverse effects on Little Linton due to loss of countryside context and backdrop, loss of separation of former village from Linton, loss of historic role &amp; function as former separate manor and farmstead and due to height of ground above listed buildings. Adverse effects of east end of site on Symonds Lane listed buildings (Grade II) due to high of ground above listed properties.</p> <ul style="list-style-type: none"> <li>• Conservation Area - Setting of Linton Conservation Area - Minimal effect subject to height and landscaping due to limited views and screening.</li> <li>• Non-statutory archaeological site - A medieval moat and post medieval fish ponds are known to the immediate south. There is also extensive evidence for Roman activity in the vicinity. The County Archaeologists would require further information in advance of any planning application for this site.</li> </ul>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• County Wildlife Site – Furze Hills Road Side Verge – supports a population of a nationally scarce vascular plant species (<i>Clinopodium calamintha</i>)</li> <li>• Public Rights of Way – A bridleway follows the eastern boundary north of Back Road. A footpath follows the field boundary between the two fields making up the site south of Back Road</li> <li>• 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.</li> <li>• Agricultural land of high grade – the majority of the site is grade 2 apart from the southern half of the two fields south of Back Road.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone – About a sixth of the northern part of the site is in zone 1 and the remainder in zone 2</li> <li>• Noise issues - Noise from Horseheath Road but can be mitigated by design and layout, which may influence density, 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.</li> <li>• Flooding and drainage issues - The west side of this site directly adjacent to known flood zone 2/3</li> </ul>

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth. This is one of the key attributes of the village. Other key attributes of Linton are the distant views across open farmland and long views of the village from surrounding hills.</p> <p>The site is located on the lower slopes of Rivey Hill just above the water meadows of the River Granta. The site is either side of Back Road. The SCVCS identifies this approach into Linton as having wide views across arable fields with a harsh housing estate edge to the village. The views of this housing are partially screened by mature hedgerows on the southern boundary of the approach.</p> <p>The site north of Back Road is part of an extensive arable field, which rises gently up from the road. There are wide views up towards Rivey Hill from the road. These views are open because there is no hedgerow for much of the length of this northern boundary. The SCVCS states that the road defines a clear edge to the village along this approach to Linton. The Woodlands housing estate is located on the south side of Back Road and had clear views across the field to the hills beyond.</p> <p>The two fields, which form the site south of Back Road gently slope towards the River Granta which is very close to the south eastern boundary. The fields are enclosed by hedgerows that have mature trees within them. The views from the road across these fields are into the river meadow, which has a high density of trees. These trees screen longer views to the southeast. From the site northwards are open views of rolling countryside with glimpses of groups of trees.</p> <p>Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is on the lower slopes of Rivey Hill which is a key feature of the setting of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In Part - concerns about noise impact could be mitigated by careful design but significant adverse impact on landscape setting of Linton and on setting of listed buildings of development on this site could not be.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></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 Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to trigger local 11,000-Volt reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton 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.</li> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Linton wastewater treatment works to accommodate this development site.</li> <li>• Network: 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>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, 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 250 dwellings could generate a need for early years places and a maximum of 88 primary school places and 63 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>

<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	The promoter has provided the following additional information –  The land is very well located to the village framework, located outside the green belt and would provide a logical extension. Linton is one of the larger villages in South Cambridgeshire and has a good range of services and facilities. This includes numerous shops (food and non food related), 3 public houses, banks, an Infants school, a junior school and Village College, a library, health centre, dental practice, veterinary practice and a community centre, and a number of community halls as well as a recreation ground. With its overall level of services, Linton has been identified as a Minor Rural Growth Settlement. The site benefits with close ties to the Village, and would represent a logical extension to the development framework, with a continuation of the established ribbon of development along Back Lane.
<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

### Tier 3: Site Specific Factors

Capacity	
<b>Developable area</b>	None (area if unconstrained 8.37ha.)
<b>Site capacity</b>	251 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.

Availability	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Individual landowner.
<b>Legal constraints?</b>	None

<b>Is there market interest in the site?</b>	Not marketed
<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
<b>Are there any cost factors that would significantly affect deliverability?</b>	None
<b>Could issues identified be overcome?</b>	N/a
<b>Economic viability?</b>	<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>

<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>	Linton
<b>Site name / address</b>	Land adjacent to Balsham Road, Linton
<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>	Residential
<b>Site area (hectares)</b>	3.07ha
<b>Site Number</b>	198
<b>Site description &amp; context</b>	<p>The site is on the northeastern edge of Linton on land to the south of the Balsham Road. The land gently slopes up from the road and a hedge marks the southern edge of the site on the skyline. It is located to the east of the residential properties in Brinkman Road. The eastern boundary of the site is a hedge with an established belt of trees beyond.</p> <p>The site is an arable field.</p> <p>The site is part of a larger SHLAA site – Site 120. It is adjacent to Site 103 and separated from Site 101 by the Balsham Road.</p>
<b>Current or last use of the site</b>	Agriculture
<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>	<p>LDF 2007 Objection Site 75</p> <p>The site was promoted for housing in the Site Specific Policies DPD (Site no 75) and was not accepted for development by the inspector. Local Plan 2004</p>

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

Minor Rural Centre

	<p>The site was also considered by the Local Plan 2004 inspector who stated –</p> <p><i>This is an arable field adjoining the north-eastern edge of the village framework with a recent belt of tree-planting along its northern edge. The objectors seek its allocation for residential development. However, I find no reason to support development on this peripheral site projecting into the attractive undulating countryside around Rivey Hill.</i></p>
<b>Source of site</b>	Site suggested through call for sites

<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>	No
<b>Tier 1 conclusion:</b>	The site is located on the northeastern edge of Linton on land to the south of the Balsham Road. Hedges bound the site on three sides and by the residential properties in Brinkman Road to the west. The site comprises of an arable field, which slopes up from the road to the horizon.
<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>• Non- statutory archaeological site - there are cropmark enclosures are known to the north and east. County Archaeologists would require further information in advance of any planning application for this site.</li> <li>• Listed buildings – Setting - The impact on the setting of the historic core of the village would be relatively limited due to the slope of the field downwards towards the north means that long view and views from the south are minimal subject to height of any development.</li> </ul>

<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2.</li> <li>• Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.</li> <li>• Topography issues - site slopes up away from Balsham Road in a southeastern direction.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth and the SCVCS identifies this as a key attribute of the village.</p> <p>The SCVCS study highlights the importance of the long views across the village from surrounding hills and particularly highlights the views across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton</p> <p>The site is an arable field that is part of the rolling countryside to the north east of Linton and is located south of Balsham Road. There is a hedge along this road boundary. The land gently slopes up from the road and a further hedge marks the south eastern edge of the site, which includes some trees. This edge is on the skyline. There are clear views into and from the site from this road towards Rivey Hill to the north.</p> <p>The SCVCS describes this approach into Linton along Balsham Road as being wide across fields to an exposed village edge. The houses in Brinkman Road form the eastern edge of the site and they are within a western extension of housing estate development in Linton. The rear of these properties forms a well defined but harsh edge to this part of Linton.</p> <p>The north eastern boundary of the site is a hedgerow behind which is</p>

	<p>a belt of trees that were planted over ten years ago and therefore have not reached maturity. This belt extends in a south-east direction to Horseheath Road and has the potential to provide a feature in the landscape.</p> <p>Development of this site would have an adverse effect on the landscape setting of Linton because the site is in a prominent location part of the open network of fields that form the rural setting of Linton. Development would have an impact on the approach road into the modern part of Linton.</p>
<b>Can any issues be mitigated?</b>	Some noise impact could be mitigated but adverse impact on landscape setting of Linton of development on this site could not be.

<b>Infrastructure</b>	
<b>Highways access?</b>	<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 Balsham Road would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity –there would be no significant impact on existing network</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton 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.</li> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for less than 150 dwellings this is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> </ul>

	<ul style="list-style-type: none"> <li>• Mains sewerage - there is sufficient capacity at the Linton waste water treatment works to accommodate this development site.</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, 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 85 dwellings could generate a need for early years places and a maximum of 30 primary school places and 21 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>
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	<p>The proposer provided the following additional information -</p> <p>The land is very well located to the village framework, located outside the green belt and would provide a logical extension. Linton is one of the larger villages in South Cambridgeshire and has a good range of services and facilities. This includes numerous shops (food and non food related), 3 public houses, banks, an Infants school, a junior school and Village College, a library, health centre, dental practice, veterinary practice and a community centre, and a number of community halls as well as a recreation ground. With its overall level of services, Linton has been identified as a Minor Rural Growth Settlement. The 2.9ha site benefits with close ties to the Village, and would represent a logical extension to the development framework. There is understood to be a potential shortfall in the amount of recreational land to meet the standard recommended by the National Playing Fields Association. This site adjacent to the recreational ground provides an opportunity to reinforce the existing recreational provision within the village.</p>

<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility service serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None ( area if unconstrained 2.30ha.)
<b>Site capacity</b>	69 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>	One landowner
<b>Legal constraints?</b>	None mentioned.
<b>Is there market interest in the site?</b>	The site has not been marketed
<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>	<ul style="list-style-type: none"> <li>The promoter indicates that the first dwellings could be completed on site 2011-2016</li> <li>The promoter indicates phasing - 2011-16 – 50-100%; 2016-21 – 50-0%</li> </ul>

<b>Are there any market factors that would significantly affect deliverability?</b>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<b>Could issues identified be overcome?</b>	N/a
<b>Economic viability?</b>	<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>

<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>	Linton
<b>Site name / address</b>	Land adjacent to Horseheath Road
<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>	165 dwellings
<b>Site area (hectares)</b>	6.53ha
<b>Site Number</b>	199
<b>Site description &amp; context</b>	<p>The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north, east and west. Residential properties are to the south. A public right of way follows the length of the eastern boundary from Horseheath Road south to Bartlow Road. The site is an arable field.</p> <p>It is adjoining Site 032 and Site 102, across the road from Site 103 and part of a larger Site 120.</p>
<b>Current or last use of the site</b>	Agriculture
<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>	LDF 2007 - Objection site 71 The site was considered in the Site Specific Policies DPD as an objection site (No. 71) for residential use.
<b>Source of site</b>	Site suggested through call for sites

<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>	No
<b>Tier 1 conclusion:</b>	The site is an arable field on the eastern edge of Linton to the south of Horseheath Road. Residential properties are to the south of the site. Hedges enclose it to the north, west and east.
<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 – the Linton Conservation Area is to the west of the site (700 metres direct distance) – Impact on setting of Conservation Area - Adverse effect due to prominence of site in views across valley and village and on approach.</li> <li>• Listed buildings – Setting of numerous Listed Buildings - adverse effect due to very prominent countryside site in views across valley and village and on approach.</li> <li>• Non-statutory archaeological site - There is evidence for possible Roman and Saxon cemeteries in the vicinity. The County Archaeologist would require further information 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>• Public Right of Way – A footpath follows the entire length of the eastern boundary from the Horseheath Road south to Bartlow Road</li> <li>• 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</li> </ul>

	<p>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>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone – Zone 2</li> <li>• Noise issues - Noise from Horseheath Road but can be mitigated by design and layout, which may influence density, 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.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land.</p> <p>The site is an arable field, which is part of the open undulating farmland that extends eastward from Linton. It is located south of Horseheath Road. The SCVCS describes this approach into Linton as providing wide views down into the village. The northern boundary with the road comprises of a hedge that is of varied height open in parts but screens some views into the site and to the village beyond. A hedge marks the western boundary of the site and beyond is a further field. The houses on the far edge of this field are not clearly visible from the road being screened by hedges and trees.</p> <p>The SCVCS highlights the importance of distant views across open farmland. The site rises gently up to the east towards a hedge that marks this boundary on the horizon. A footpath follows this hedgerow allowing broken views through it to the west towards the village. The field is very open with long wide views across it into the distant countryside to the south of the village.</p> <p>Residential properties in The Ridgeway back onto the site forming part of its southern boundary. This is a cul-de-sac with bungalows with mature gardens. The hedge of the adjoining field provides the rest of this southern boundary. The site cannot be seen when looking from Bartlow Road towards the site in a north- east direction.</p> <p>The site is an arable field, which is part of the open countryside that extends eastward from Linton.</p> <p>Development of the site would have a significant adverse effect on the landscape setting of Linton. The site is part of the open countryside in a prominent position for views across the valley and village and on the approach into the village.</p>
<b>Can any issues be mitigated?</b>	<p>Some noise impact could be mitigated but significant adverse impact on landscape setting of Linton of development on this site could not be.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<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 severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to trigger local 11,000-Volt reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton 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.</li> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Linton 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, 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 165 dwellings could generate a need for early years places and a maximum of 58 primary school places</p>

	<p>and 41 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>
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	<p>The promoter provided the following additional information</p> <p>The land is very well located to the village framework, located outside the green belt and would provide a logical extension. Linton is one of the larger villages in South Cambridgeshire and has a good range of services and facilities. This includes numerous shops (food and non food related), 3 public houses, banks, an Infants school, a junior school and Village College, a library, health centre, dental practice, veterinary practice and a community centre, and a number of community halls as well as a recreation ground. With its overall level of services, Linton has been identified as a Minor Rural Growth Settlement. The site benefits with close ties to the Village, and would represent a logical extension to the development framework on the west side of the village.</p>
<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 4.90ha.)
<b>Site capacity</b>	147 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>	Single landowner
<b>Legal constraints?</b>	None
<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>	<ul style="list-style-type: none"> <li>• The promoter indicates that the first dwellings could be completed on site 2011-16</li> <li>• The promoter indicates phasing – 2011-16 - 50-100%; 2016-21 – 50 –0%</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	None
<b>Are there any cost factors that would significantly affect deliverability?</b>	None
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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</p>

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

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

**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>	Linton
<b>Site name / address</b>	Land to the north and south of Long Lane and east of The Grip
<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>	Residential – 50-100 dwellings
<b>Site area (hectares)</b>	6.48ha
<b>Site Number</b>	Site 200
<b>Site description &amp; context</b>	<p>The site is on the southern edge of Linton south of the A1307. Part of the site is between this main road and north of Long Lane. It is an arable field. A petrol filling station adjoins the main road but has not been included within the site.</p> <p>The rest of the site is to the south of Long Lane and wraps around Grip Farm and its associated buildings to the west. The majority of this part of the site is pastureland. The southern corner of this contains an old granary building with a further two agricultural buildings. This section of the site fronts onto Hadstock Road and there is a steep gradient up from this road into the site.</p>
<b>Current or last use of the site</b>	Agriculture
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No (However the site is adjacent to the Linton Special Policy Area – Policy CH/10 - This policy seeks to restrict further residential development to the south of the A1307 due to the segregation from the main part of the village and further development in this area would not be sustainable.)
<b>Planning history</b>	<p>LDF 2007</p> <p>Part of the site was promoted for residential use in the Site Specific Policies DPD on two separate sites – Objection site no 76 – Land between Long Lane and the Grip; and Objection site no 74 – Land at The Grip, Hadstock Road.</p>

	<p>Local Plan 2004</p> <p>The inspector for the 2004 Local Plan considered a site south of Grip Farm, Hadstock Rd for inclusion in the development framework and allocation for residential. He stated that</p> <p><i>‘... in my view the site is not a natural part of the built-up area and, having regard to the principles behind the definition of the frameworks, I see no reason to support this objection. This conclusion is strengthened by the site’s location on the south side of the A1307, away from most of the local facilities in Linton.’</i></p>
<b>Source of site</b>	Site suggested through call for sites

<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 – The north west corner of the site is within flood zone 3</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the southern edge of Linton south of the A1307. Part of the site is between this main road and north of Long Lane. It is an arable field. A petrol filling station adjoins the main road but has not been included within the site. The north west corner of this part of the site is within flood zone 3.</p> <p>The rest of the site is to the south of Long Lane and wraps around Grip Farm and its associated buildings to the west. The majority of this part of the site is pastureland. The southern corner of this contains an old granary building with a further two agricultural buildings. This section of the site fronts onto Hadstock Road and there is a steep gradient up from this road into the site.</p>
<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 - The Linton Conservation Area is adjacent to part of the western boundary of the site. Major adverse effect on setting of Conservation Area as very prominent countryside site in views to and from CA.</li> <li>• Listed Buildings – There are a number of listed buildings to the west of the site including Grip Farm and some of its associated buildings. On the south side of Long Lane outside of the site are two listed properties – The Boundaries and The Kyles. Settings of numerous listed buildings - Major adverse effect on settings of properties along The Grip and west end of Long Lane (Grade II) due to substantial loss of countryside setting and evidence of function of Grip Farm, obscuring of views of listed properties and prominence in countryside views.</li> <li>• Non-statutory archaeological site - The area to the west was developed from the 16th century. There is also evidence for Iron Age settlement in the vicinity. The County Archaeologists would require further information 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>• County Wildlife Site – The Shelford to Haverhill disused railway line CWS is located just within the southern boundary of the site and follows part of this edge.</li> <li>• Public Rights of Way – Two footpaths link to Long Lane across the A1307. They are towards the western and eastern edges of the site.</li> <li>• 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.</li> <li>• Agricultural land of high grade – the southern half of the site is grade 2 land.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Land contamination - This site has an old railway line running through it and also an area of previous industrial/commercial land. Would need assessment. Can be conditioned.</li> </ul>

	<ul style="list-style-type: none"> <li>• Noise issues - The North of the site is bounded by Granta Garage and Filling Station and the busy A1307. Noise and odour from the garage are obvious material considerations in terms of health and well-being and providing a high quality living environment. The noise risk has not been quantified. It is uncertain whether 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. 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 and odour constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking odour and noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.</li> <li>• Noise issues - The North of the site is also bounded by the A1307. However it is likely that such a transport source can be abated to an acceptable level with careful mitigation: combination of appropriate distance separation, building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm and special foundation design may be required. Noise may influence the design / layout and number / density of residential premises.</li> <li>• Flooding and drainage issues - The west side of this site intersects a known flood zone 2/3.</li> <li>• Topography of site – the section of the site containing the old granary and agricultural buildings is on land that slopes up steeply from the road.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land.</p> <p>The site is located on the edge of Linton to the south of the A1307, which is slightly elevated along this section. Therefore this main road will interrupt any views towards the village. It is made up of a number of fields that are dissected by Long Lane.</p> <p>The section of the site north of Long Lane is adjacent to the A1307 and is a long thin shape with a petrol filling station located in the middle of the northern boundary. The northern boundary between</p>

	<p>the junction with B1052 and the petrol station consists of a hedge with groups of mature trees, which screen views into and from the site. Eastward from the petrol station the site is very exposed and the field gently slopes up towards Long Lane. 'The Kyles' listed building can be glimpsed from the bypass across the site through the hedge that runs the whole length of Long Lane. Development of this field is likely to impact on the setting of this property.</p> <p>Long Lane is a single track road with well established hedgerow on either side of it giving a very rural character to the lane. There is a pond to the north of the junction of the land with the road.</p> <p>Most of the site south of Long Lane is pastureland that is enclosed by tall hedges and trees on all but its western boundary. There is a group of houses to the west of the site on The Grip, which include a number of listed properties. These overlook the pastureland and their setting is likely to be impacted if this pasture were to be developed. There would be a substantial loss of their countryside setting.</p> <p>The southwest corner of the site is separate from the pasture by a belt of tall trees and contains a number of buildings. Part of disused railway line that is County wildlife site near here. This section adjoins the B1052. A steep bank of grass rises up from this road to an old granary with associated hard standing. Behind this are agricultural buildings.</p> <p>Development of this site would have an adverse effect on the landscape setting of Linton because the site has a rural character and is in a prominent location in terms of views into and out of the historic centre of the village. The settings of the listed buildings within the site would be greatly impacted if the site were to be developed.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>Some noise impact could be mitigated but adverse impact on landscape setting of Linton of development on this site could not be. Could consider possible very limited development site southern edge south of Railway line where there may be potential to enhance within partly industrial setting but would impact on fact this railway line is County Wildlife Site.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></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 Highway Authority has severe concerns with regards to the</p>

	accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to trigger local 11,000-Volt reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton 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.</li> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Linton 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, 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 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 secondary places.</p>
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	<p>The promoter provided the following additional information</p> <p>The southern part of the village, severed by the A1307 by-pass, is characterised by three distinct uses; employment, a sensitive residential area much of which lies within the Conservation Area, and the site of Linton Zoo. The current policy provisions (Policy CH10</p>

	<p>Linton Special Policy Area) outlines that the Council will not permit further residential development in this part of the village and will resist further expansion of the existing Hadstock Road Industrial Estate. There may be noise and air quality issues that will need to be addressed at the appropriate stage.</p> <p>It is also the case that Linton is one of the larger villages in South Cambridgeshire and has a good range of services and facilities. This includes numerous shops (food and non food related), 3 public houses, banks, an Infants school, a junior school and Village College, a library, health centre, dental practice, veterinary practice and a community centre, and a number of community halls as well as a recreation ground. With its overall level of services, Linton has been identified as a Minor Rural Growth Settlement. Should the policy framework be reviewed the site identified is available for development, to provide much needed residential accommodation including affordable housing. It benefits with close ties to the Village, and would represent a logical extension to the development framework.</p>
<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 4.86ha)
<b>Site capacity</b>	146 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>	Individual landowner

<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	Not been marketed
<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
<b>Are there any cost factors that would significantly affect deliverability?</b>	None
<b>Could issues identified be overcome?</b>	N/a

<b>Economic viability?</b>	<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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<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>	August 2013
<b>Location</b>	Linton
<b>Site name / address</b>	Land north of Cambridge Road Linton
<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>	120-170 dwellings with public open space
<b>Site area (hectares)</b>	6.3ha
<b>Site Number</b>	Site 201
<b>Site description &amp; context</b>	The site is situated on the southern edge of Linton. Immediately to the north is the historic centre of Linton with the Grade I Listed church of St Mary's, the Conservation Area containing numerous Listed Buildings, and public open space running down to the River Granta. To the south is the busy A1307 and a petrol filling station, with semi-enclosed arable fields beyond. To the east and west are wooded areas of the river valley.
<b>Current or last use of the site</b>	Agriculture
<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>	Site suggested through call for sites

<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 - Approximately a third of the site of the northern part of the site is within Flood Zones 3 and a small part of the southern boundary is within zone 2</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – Three quarters of the site within a mineral safeguarding area for sand and gravel</li> </ul>
<b>Tier 1 conclusion:</b>	The site is situated on the southern edge of Linton. It is south of the River Granta. Approximately a third of the site is within Flood zone 3 and three quarters of the site within a minerals safeguarding area from the Minerals and Waste LDF Core Strategy.
<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 - The northern boundary runs along the edge of a Conservation Area - Major adverse effect on setting of Linton Conservation Area due to loss of significant open space and meadows on prominent site in views &amp; vistas from and towards CA.</li> <li>• Listed Buildings - The site is close to a number of listed buildings to the north, west and south of the A1307. Settings of numerous LBs including Church (Grade I). Major adverse effect due to loss of significant open space and meadows on prominent site in views &amp; vistas from and towards listed buildings, including in major views of Church.</li> <li>• Non-statutory archaeological site - There is evidence for medieval dovecotes in the area. There is also evidence for Roman settlement in the area. The County Archaeologists would require further information 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>• County Wildlife Site - a County Wildlife Site running along the River Granta, to the north of the site, and another area to the south of the A1307.</li> <li>• Public Rights of Way – There are three footpaths across the site with two footbridges over the River Granta. / Branches of the Icknield Way Long Distance Footpath run adjacent to the site</li> <li>• Biodiversity Features /Chalklands – These support species and</li> </ul>

	<p>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>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone The north eastern part of the site is in zone 2 / and the rest in zone 3</li> <li>• Noise issues - The South of the site is bounded by the busy A1307. 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. No objection in principle but may be prudent to assess noise constraint.</li> <li>• Flooding and drainage issues - The majority of this site sits on a known flood zone 2/3</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. The River Granta has its own water meadows and these , together with trees and hedgerows , form strong features in the landscape setting of Linton. This is a feature between the southern edge of the historic core and the A1307.</p> <p>The site itself forms part of a highly detailed small scale landscape of the Granta valley with meadows, mature hedgerows and small pockets of woodland. In the wider landscape the site is highly visible from elevated land around the village, including several public footpaths and bridleways.</p> <p>The site is well screened on all sides by trees and hedgerow. This site is located next to the Conservation Area and forms an important part of the setting of Linton.</p> <p>Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is located such that there would be a significant loss of open space and meadows. It is a prominent site in views and vistas from and towards the Conservation</p>

	Area and development would have an impact on numerous listed buildings particularly the Church - Grade I.
<b>Can any issues be mitigated?</b>	Some noise impact could be mitigated but adverse impact on landscape setting of Linton of development on this site could not be.

<b>Infrastructure</b>	
<b>Highways access?</b>	<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 severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to trigger local 11,000-Volt reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton 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.</li> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Linton wastewater treatment works to accommodate this development site.</li> <li>• Network: 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary

	<p>places in Linton taking account of planned development in Linton, 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 170 dwellings could generate a need for early years places and a maximum of 60 primary school places and 43 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>
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b> (Updated August 2013)	Updated August 2013 (for consistency with Sustainability Appraisal Annex B – Summary of SHLAA and SA Summary Tables): None (area if unconstrained 4.73ha)
<b>Site capacity</b> (Updated August 2013)	Updated August 2013 (for consistency with Sustainability Appraisal Annex B – Summary of SHLAA and SA Summary Tables): 142 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>	Individual landowner
<b>Legal constraints?</b>	-
<b>Is there market interest in the site?</b>	Not been marketed
<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
<b>Are there any cost factors that would significantly affect deliverability?</b>	None
<b>Could issues identified be overcome?</b>	N/a
<b>Economic viability?</b>	<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</p>

	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.
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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>	Linton
<b>Site name / address</b>	Land adjacent to Paynes Meadow
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary – adjacent to exception site.  (note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)
<b>Description of promoter's proposal</b>	Residential – 20 dwellings
<b>Site area (hectares)</b>	0.83ha
<b>Site Number</b>	276
<b>Site description &amp; context</b>	The site is north of an exception site for housing. It is part of an extensive arable field with a hedgerow on the eastern side of the site. A bridleway follows this boundary. There are no physical features within the field to mark the boundary to the north and west.
<b>Current or last use of the site</b>	Agriculture
<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>	Site suggested through call for sites

<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>	No
<b>Tier 1 conclusion:</b>	The site is north of Paynes Meadow an exception site for housing. There is a hedge marking the eastern boundary. The site is part of an extensive arable field.
<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>Non-statutory archaeological site - Cropmarks show the location of an enclosure of probable late prehistoric or Roman date to the east. The County Archaeologists would require further information 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>Public Rights of Way – a bridleway follows the eastern boundary of the site.</li> <li>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.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Ground Water Source Protection Zone 2</li> </ul>

<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth and the SCVCS identifies this as a key attribute of the village.</p> <p>The SCVCS highlights the importance of the long views across the village from surrounding hills and particularly highlights the views across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton.</p> <p>The site is north of a relatively recent development of affordable housing. It is part of a large arable field that extends up towards Rivey Hill. There is no physical features to indicate the northern or western boundary of the site. Hedgerows form the boundary to the south and east of the site.</p> <p>Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is within the open countryside that is an important part of the setting of Linton. It would impact on views from the historic centre and ones across the village.</p>
<b>Can any issues be mitigated?</b>	No - adverse impact on landscape setting of Linton of development on this site could not be mitigated.

<b>Infrastructure</b>	
<b>Highways access?</b>	<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>
<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 Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton 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.</li> </ul>

	<ul style="list-style-type: none"> <li>• Gas – Linton is a settlement served by gas and since the proposed site is for less than 150 dwellings this is likely to be accommodated with minimal disruption.</li> <li>• Mains sewerage - There is sufficient capacity at the Linton wastewater treatment works to accommodate this development site.</li> <li>• Network: 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, 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>
<b>Health facilities capacity?</b>	Some capacity at Health Centre in Linton.
<b>Any other issues?</b>	<p>The promoter provided the following additional information</p> <p>The land is very well located to the village framework, located outside the green belt and would provide a logical extension. Linton is one of the larger villages in South Cambridgeshire and has a good range of services and facilities. This includes numerous shops (food and non food related), 3 public houses, banks, an Infants school, a junior school and Village College, a library, health centre, dental practice, veterinary practice and a community centre, and a number of community halls as well as a recreation ground. With its overall level of services, Linton has been identified as a Minor Rural Growth Settlement. The site benefits with close ties to the Village, and would represent a logical extension to the development framework, with a continuation of the established ribbon of development. The site can be accessed via Paynes Meadow, and benefits from close ties to the footpath to the east providing easy access to the centre of Linton.</p>

<b>Can issues be mitigated?</b>	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None ( area if unconstrained 0.75ha)
<b>Site capacity</b>	22 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>	One individual landowner
<b>Legal constraints?</b>	None
<b>Is there market interest in the site?</b>	Not marketed
<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
<b>Are there any cost factors that would significantly affect deliverability?</b>	None
<b>Could issues identified be overcome?</b>	N/a
<b>Economic viability?</b>	<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>

<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.