

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

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

**Index of Great Shelford & Stapleford Site Assessment
Proforma**

Site Number	Site Address	Site Capacity	Page
Site 305	Land east of The Hectare, Walden Way & Hobson Acre, Great Shelford	63 dwellings	2232

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	August 2013
Location	Great Shelford & Stapleford
Site name / address	Land east of The Hectare, Walden Way and Hobson's Acre, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	45 dwellings for affordable rented accommodation (for Great Shelford Parochial Charities) plus allotments. Remainder of the site to be sold to finance the development.
Site area (hectares) (Updated August 2013)	3.54 ha (2.81 ha excluding the allotments that are being retained)
Site Number	305
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and lies to the rear of existing properties in The Hectare, Walden Way, Hobson's Acre, More's Meadow, Bridge Close and Davy Crescent, all accessed off Cambridge Road. The site borders open countryside beyond Hobson's Brook to the east, and residential properties and garden land to the north, west and south.</p> <p>The site is rectangular and is divided into two fields and allotments, with intermittent trees and hedges along its boundaries.</p>
Current or last use of the site	The site is currently agricultural land and allotments.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	<p>The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.</p> <p>Cambridgeshire County Council has advised that the Cambridgeshire & Peterborough adopted Minerals & Waste Core Strategy (Policy CS16) identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site falls within this broad location, however this would not be a suitable site for an HRC use.</p>

Planning history	None relevant.
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt, except for a proposed access to the site from The Hectare.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; and • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would encroach into the rural landscape separating the inner necklace villages from Cambridge, and would change the linear character of this area of the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – the eastern boundary of the site adjoins Hobson's Brook, and therefore the site includes a very small area of Flood Zones 3b along the eastern boundary. There is also a small area of Flood Zone 2 within the site to the east of Walden Way.
Tier 1 conclusion:	- Adverse impacts capable of partial mitigation.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – numerous finds of prehistoric artefacts recorded to the east. There is also evidence for intensive Roman settlement to the north. Recommend evaluation prior to the determination of any planning application.

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> Public Rights of Way – a public footpath runs across the site and links the site to Cambridge Road. Biodiversity features (chalklands) – these support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. May have a cumulative adverse impact if other sites are allocated in area. Noise issues – the site is 40-50 metres west from an operational railway line (Cambridge to London). Railway noise will need assessment in accordance with industry best practice / guidance. The impact of existing noise on any future residential development in this area is a material consideration in terms of health and well being and providing a high quality living environment. However it is likely that railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures. Noise mitigation is likely to influence the design / layout and number / density of residential premises.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately around the villages is varied. Development along Cambridge Road is characterised by its strong linear nature, with more recent infill behind, and transitional areas of enclosed fields and paddocks that soften the village edge. Beyond this is large-scale and expansive farmland that provides long views to the edge of Cambridge and White Hill ridge.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature</p>

	<p>trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Cambridge Road is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, in particular the glimpses of the countryside from within the village.</p> <p>Development of this site would have a significant adverse impact on the townscape and landscape of this area, as it would create development contrary to the ribbon development character of this area of village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impact on the townscape and landscape. It is likely that railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area, the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The Highways Authority states that if the site has a direct connection to the adopted public highway (Walden Way) access to this site should present no significant problems. The site has access to More’s Meadow and The Hectare.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.

	<ul style="list-style-type: none"> Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated.
---------------------------	--

Tier 3: Site Specific Factors

Capacity	
Developable area	None (2.11 ha if unconstrained, calculated using a revised site area to exclude the allotments that are being retained)
Site capacity (Updated August 2013)	None (63 dwellings if unconstrained)

Density (Updated August 2013)	30 dph
---	--------

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by Great Shelford Parochial Charities.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

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

Economic viability?	<u>Viability Category 1 Most viable sites</u>
	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.
	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.
	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).

Tier 3 Conclusion:	--- No potential suitability, serious availability concerns, serious achievability concerns.
---------------------------	--

Site Assessment Conclusion
Site with no development potential.

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