

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

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

Index of Girton Site Assessment Proforma

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Girton
Site name / address	Town End, Duck End, Girton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10+ dwellings
Site area (hectares)	0.37 ha.
Site Number	Site 018
Site description & context	<p>This small site is situated part within and part on the edge of Girton, to the south of Duck End on the western edge of the village. Residential properties adjoin the site along the northern frontage to Duck End and Woody Green to the east. The site is part residential, comprising a house with long rear garden, with pastureland beyond. The site is well screened all sides to surrounding residential properties and countryside with dense mature hedgerow.</p> <p>Note: the site is adjacent to site 203 to the west.</p>
Current or last use of the site	Tenanted property and garden.
Is the site Previously Developed Land?	Part residential property with garden, part pasture.
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. (page 75)</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"> • Listed Buildings – Grade II Listed water pump located on the road frontage between numbers 7 and 9 Duck End (also Grade II Listed).
Tier 1 conclusion:	<p>This is a small, largely residential site, situated to the south of Duck End on the western edge of Girton within the Green Belt. The site falls within an area where development would have significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>There is a Grade II Listed water pump at the entrance to the site on Duck End and an upgraded access to the site would have a detrimental impact on its, and the adjoining two Listed Buildings, setting.</p>
Does the site warrant further assessment?	No

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – Grade II Listed water pump located within the site on the road frontage between numbers 7 and 9 Duck End. Numbers 3, 5, 7, 9 Duck End are located adjacent to the site and Number 8 Duck End is situated opposite the proposed access. All are Grade II Listed. Non-statutory archaeological site - The site is located in an area developed from at least the early 19th century. Impact of development on listed buildings in the area would also need to be considered. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>It would not be possible to mitigate impacts on heritage considerations as the only vehicular access to the site is via a narrow driveway, situated between two Listed Buildings, which would need upgrading to provide safe access.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features – Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Noise issues - The site is to the east of the A14 and prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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 as an adequate level of protection against noise can be secured by condition.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Girton as a Fen Edge settlement which has developed along a low ridge of high ground extending northwards into the Fens. From the west views of the village are characterised by housing set within well treed gently rising land creating a soft and visually interesting edge. The expansive character of the arable prairie landscape setting provides stark contrast to the intricate scale of this edge. The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Small fields and well defined hedgerows form a transition and buffer between the village and Huntingdon Road.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton as even a small scale of development will be harmful to the small scale and intimate character of Duck End and will erode the buffer that currently exists between the edge of the village and Huntingdon Road. It is not possible to provide suitable vehicular access to the site without detrimental impact to adjoining Listed Buildings, as access can only be achieved via a narrow driveway between the properties.</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a direct impact on the setting of two Grade II Listed Buildings and water pump, which it would not be possible to mitigate.

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As

	<p>all current spare capacity has been committed to future development in the Zone, development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Girton has one Primary School, with a PAN of 30 and school capacities of 210, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 10 primary places in Girton taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a small need for early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>Provide much needed accommodation in the village of Girton.</p>
Can issues be mitigated?	<p>No. It is not possible to provide safe highway access to the site.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (0.28 ha if unconstrained)
Site capacity	8 dwellings
Density	30 dph

Potential Suitability

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

Is the land in single ownership?	Yes
Site ownership status?	Tenanted property - current tenants require 1 months notice.
Legal constraints?	Covenant affecting access from the property but not to it.
Is there market interest in the site?	The site has not been marketed but there is interest in the site from a developer.
When would the site be available for development?	The 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 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.

Could issues identified be overcome?	-
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>

Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Girton
Site name / address	Land at Cockerton Road, Girton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 10 dwellings
Site area (hectares)	0.63 ha.
Site Number	Site 143
Site description & context	This small site is situated east of Cockerton Road on the north eastern side of Girton. The site adjoins a residential cul-de-sac off the High Street and is surrounded on the northern and eastern sides by semi-enclosed countryside. To the south are residential gardens, the village church with graveyard, and school playing fields lie further to the south east. The site is a small paddock, open to the adjoining residential development, but enclosed on its outer edges by dense hedgerow.
Current or last use of the site	Paddock
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	The site was considered as part of a larger site through the LDF (Objection Site 44). Residential development (C/0478/73/O) was refused for being in the Green Belt and, if approved, would constitute a serious precedent for similar undesirable developments in the locality which accumulatively would place an undue strain on educational and other community services.

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

Minor Rural Centre

Site 143 Land at Cockerton Road, Girton

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Source of site	Site suggested through call for sites
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Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. (page 75)</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"> • Minerals and Waste LDF designations (Core Strategy designations only) – virtually all the site is within the Minerals Safeguarding area for sand and gravel.
Tier 1 conclusion:	<p>This is a small paddock situated to the east of Cockerton Road on the north eastern side of Girton within the Green Belt. The site falls within an area where development would have significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site is also within the minerals safeguarding area for sand and gravel.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – Grade II* Listed Church of St Andrew and Grade II Listed Numbers 21 and 23 Cambridge Road lie approximately 65m to the south. • Non-statutory archaeological site - The site is located in the historic village core to the north of the medieval parish church of St Andrew. Archaeological works to the south have identified evidence for Saxon and Medieval activity. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms part of the setting of the Grade II* Listed church and two Grade II Listed Buildings. However, with careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – Group of protected trees lie approximately 115m to the west. • Protected Village Amenity Area – approximately 70m to the north. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - this site has an area of filled land, a Contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - the site is to the east of the A14 and prevailing winds from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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 as an adequate level of protection against noise can be secured by condition.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Girton as a Fen Edge settlement which has developed along a low ridge of high ground extending northwards into the Fens. Predominantly flat open farmland separates Girton from Histon to the east. Closer to the village edge mature trees within surviving hedgerow filed boundaries soften the village edge. These landscapes are important, both in retaining a strong character for the</p>

	<p>wider setting and for softening the impact of new and existing village development. The site is characterised as an area of enclosed arable fields and paddocks with mature hedgerows providing a soft transitional edge to the village. There are well defined boundaries and long views towards Histon across open fields and it forms part of the setting of the historic core.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Girton. There is currently a clear edge to the village at the end of Cockerton Road. The site has a rural character and provides an important part of the setting of the historic core of the village. The church tower and two Listed Buildings are visible to the south.</p>
Can any issues be mitigated?	<p>Yes. Some historic environment, townscape and landscape impacts, but with careful design it should be possible to mitigate these impacts. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Cockerton Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As all current spare capacity has been committed to future development in the Zone, development requiring an increase in capacity of the zone will require either an upgrade to existing

	<p>boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Girton has one Primary School, with a PAN of 30 and school capacities of 210, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 10 primary places in Girton taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a small need for early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>The site presents the opportunity to provide housing development to meet both affordable and market housing needs.</p>
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity

Developable area	0.43 ha.
Site capacity	13 dwellings
Density	30 dph

Potential Suitability

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

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

Achievability

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

Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
<p>Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.</p>

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Girton
Site name / address	Land at Dodford Lane, High Street, Girton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 50 dwellings
Site area (hectares)	3.50 ha.
Site Number	144
Site description & context	This large site is situated south of Dodford Lane and west of the High Street on the north western side of Girton. Residential properties and a public house adjoin most of the northern edge of the site, with further residential properties to the south. The eastern boundary is open to the High Street, with a low level metal fence. To the west lies Washpit Brook, defined with an area of vegetation separating the site from a car park for the golf club and larger, less enclosed agricultural land. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LP 1993 Inspector - The site can be prominently seen from High Street, where it forms a particularly attractive incursion of countryside into the northern part of the village. Previous attempts to gain permission for residential development (UC/0072/60/, C/0581/70/O and C/0462/60/) were refused as MAFF

	objected to the loss of valuable agricultural land, part of the site was liable to flooding and the site is outside the area designated for development.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood zones – a part of the western edge of the site is within Flood Zones 2 and 3.
Tier 1 conclusion:	<p>This is a large, agricultural site, situated south of Dodford Lane and west of the High Street on the north western edge of Girton within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Approximately 1/3 of the site is within the Flood Zones 2 and 3.</p>

Does the site warrant further assessment?	Yes
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Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – Grade II Listed Numbers 65 and 67 High Street lie approximately 40m to the south. • Non-statutory archaeological site - The site is located to the north west of the historic village core. There is evidence for Saxon and medieval activity in the vicinity. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms part of the setting of two Listed Buildings, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – Group of protected trees lies approximately 15m on the opposite side of the High Street. • Important Countryside Frontage – along the High Street frontage on the eastern edge of the site. • Protected Village Amenity Area – approximately 35m to the north. <p>With careful design it may be possible to develop part of the site. However, it is important to retain the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west, whilst achieving a development that is well related to existing development within the village.</p>
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - the east of the site is adjacent to a Public House / Restaurant which has a licence for live and recorded music but the noise and frequency of events is unknown. The Public house also has a substantial beer garden. With such short distance separation high-level impact noises etc. likely to be moderate to major significant noise related issues. Any entertainment noise at Pub would need assessment and insulation works may be required by s106 obligations or similar. Cooking odours may also require assessment. • Noise issues - The site is to the east of the A14 and prevailing winds from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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

	<p>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 as an adequate level of protection against noise can be secured by condition.</p> <ul style="list-style-type: none"> • Other environmental conditions (e.g. fumes, vibration, dust) - artificial Lighting - Girton Golf Club and associated parking is immediately to the west. Any floodlighting and hours of use could cause a light nuisance. Requires assessment but could be mitigated offsite by s106 agreement. • Utility services – electricity pylons approximately 30m to the west. Electricity lines cross the southern part of the site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Girton as a Fen Edge settlement which has developed along a low ridge of high ground extending northwards into the Fens. From the west views of the village are characterised by housing set within well treed, gently rising land creating a soft and visually interesting edge. The expansive character of the arable prairie landscape setting provides stark contrast to the intricate scale of this edge. The site is characterised as being within an area of enclosed farmland with views of the village set within well treed, rising ground creating a visibly interesting edge. Washpit Brook, together with substantial woodland and enclosed fields form an enclosed edge. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton. The site forms an important part of the setting for the High Street, where it forms a particularly attractive incursion of countryside into the village. Development would have a detrimental impact on the rural character of this historic part of the village.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of two Grade II Listed Buildings and Important Countryside Frontage, which it would be very difficult to mitigate unless a much smaller scale of development were proposed, which would be difficult to integrate into the built form of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise and nuisance from artificial lighting.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic</p>

	<p>crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Dodford Lane would be acceptable to the Highway Authority but there should be no motor vehicle access from the High Street. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As all current spare capacity has been committed to future development in the Zone, development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Girton has one Primary School, with a PAN of 30 and school capacities of 210, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 10 primary places in Girton taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a small need for early years places and a maximum of 18 primary school</p>

	places and 13 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 provision of new schools.
Health facilities capacity?	There is one doctors practice in Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.
Any other issues?	The promoter provides the following supporting information: The site presents the opportunity to provide housing development to meet both affordable and market housing needs. The site would be developed so to maintain the Important Countryside Frontage along the High Street.
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.07 ha if unconstrained)
Site capacity	2 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.

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

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	-
Economic viability?	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Girton
Site name / address	Land off Oakington Road, Girton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	50+ dwellings with public open space
Site area (hectares)	3.12 ha.
Site Number	Site 177
Site description & context	This large site is situated to the south and east of Beck Brook, west of Oakington Road on the northern side of Girton. It adjoins residential properties to the south. Farm and commercial units lie in a complex to the north. Isolated residential properties and a further farm lie to the east, together with St Colette's Preparatory School and Gretton Special Needs School. A golf course lies beyond Beck Brook to the west. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow. There is a pumping station in the northernmost part of the site.
Current or last use of the site	Hay field
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LP 2004 Inspector – This site comprises a large field lying immediately north of the developed area of the village. Although crossed by an overhead power line, the land has a rural character. I find no exceptional circumstances to warrant excluding the site from the Green Belt and allocating it for development, as requested by the objector. Moreover, the northern part of the site is affected by the

	<p>most recent version of the indicative floodplain, as notified by the Environment Agency.</p> <p>Previous attempts for residential development (C/0310/70/O, C/0291/72/O and C/0365/52/) have been refused: if approved a basis would be formed for similar undesirable large scale developments elsewhere in the area, thereby undermining the Local Planning Authority's general policy relating to the control and distribution of population in the Cambridge Sub-Region.</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood zones – the western half of the site is within Flood Zones 2 and 3.
Tier 1 conclusion:	This is a large hay field situated to the south and east of Beck Brook, west of Oakington Road on the northern side of Girton within the Green Belt. The site falls within an area where development would

	<p>have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Approximately ½ of the site is within the Flood Zones 2 and 3.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – Grade II Listed 102 High Street, lies approximately 30m to the south east of the site. • Non-statutory archaeological site - The site is located on the north side of the historic village core. There is evidence for medieval fields and ridge and furrow in the area. A medieval trackway is also known in the vicinity. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Protected Village Amenity Area - approximately 30m to the south east. • Public Rights of Way – a bridleway lies just north of the site on the opposite side of Oakington Road and a footpath lies approximately 100m to the east. • Biodiversity features – Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.

	With careful design it should be possible to mitigate any impact on the natural environment.
Physical considerations?	<ul style="list-style-type: none"> • Noise and malodour issues - Possible noise and malodour from Dapple and Manor Farm as proposals would be closer than existing residential but no history of complaints. Noise & Odour has not been quantified and moderate adverse noise / odour risk but no objection in principle. May require noise and odour assessment. • Noise issues - The site is to the east of the A14 and prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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 as an adequate level of protection against noise can be secured by condition. • Utility services – Electricity pylons – a high voltage overhead electricity line runs through the middle of the site so possible Electromagnetic fields concerns (EMFs). The Health and Safety Executive generally has the enforcement responsibility for legislation safeguarding the health and safety of the general public from such EMF sources. The HSE and Health Protection Agency should be contacted for advice on the suitability of this site for residential. The promoter suggests the cables could be ducted underground.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Girton as a Fen Edge settlement which has developed along a low ridge of high ground extending northwards into the Fens. From the west views of the village are characterised by housing set within well treed, gently rising land creating a soft and visually interesting edge. The expansive character of the arable prairie landscape setting provides stark contrast to the intricate scale of this edge. Further contrast and diversity is provided by a substantial golf course to the north west of the village. Lombardy poplars, bunkers and mown grass fairways introduce a notable alien elements into the Fen landscape.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Girton as the site currently forms an area of rural separation between the edge of the village and a complex of farm and commercial uses to the north, and creates a soft edge and visually interesting entrance to the village from the north. The approach to the northern edge of Girton is concealed by tall hedgerows bordering the road, therefore with careful design it may be possible to mitigate the impact on the landscape.</p>
Can any issues	No. Adverse townscape and landscape impacts as development

be mitigated?	would reduce the separation between the village and complex of farm and commercial buildings to the north, with a loss of a visually interesting approach to the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise and malodour. It may not be possible to mitigate the impact of overhead power lines that cross the site.
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Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on Oakington Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As all current spare capacity has been committed to future development in the Zone, development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	Girton has one Primary School, with a PAN of 30 and school capacities of 210, and lies within the catchment of Impington Village

	<p>College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 10 primary places in Girton taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a small 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 provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>We believe the opportunities / benefits of the development will provide are:</p> <ol style="list-style-type: none"> 1. The removal of some unsightly power cables. 2. A road improvement by the removal of a partially 'blind bend' along with a road widening to a new mini roundabout which would enhance traffic calming at the entrance to Girton village. 3. Recreational use could include a play area for children. 4. Community facilities could be provided via an allotment area.
Can issues be mitigated?	Yes with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.56 ha if unconstrained)
Site capacity	47 dwellings
Density	30 dph

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

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

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite</p>

	<p>facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Girton
Site name / address	Land off Duck End, Girton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	100 dwellings with retail and public open space
Site area (hectares)	3.41 ha.
Site Number	Site 203
Site description & context	<p>This large site is situated to the south of Duck End on the western edge of Girton. Residential properties adjoin the north eastern edge of the site fronting onto Duck End. The site is surrounded on all other sides by semi-enclosed agricultural land. The site is a large agricultural field, well screened on all sides to surrounding residential properties and countryside with dense mature hedgerow.</p> <p>Note: the site is adjacent to site 18 to the east.</p>
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	Residential development (C/0050/68/O) was refused as development of the type proposed would progressively detract from the open and rural appearance and character of the area and would result in development out of scale and character with the peripheral area of Girton.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. (page 75)</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 zones – a very small part of the north western corner of the site is within Flood Zones 2 and 3.
Tier 1 conclusion:	<p>This is a large, agricultural site, situated to the south of Duck End on the western edge of Girton within the Green Belt. The site falls within an area where development would have significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>A very small part of the site is within the flood zones 2 and 3, which will reduce the developable area, although there is sufficient land remaining for development.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – Numbers 3, 5, 7, 8, 9 Duck End and a water pump (between numbers 7 and 9 Duck End) are all are Grade II Listed. Non-statutory archaeological site - The site is located in a part of the village developed from at least the 19th century. Ridge and furrow traces of medieval agriculture survive in the area. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms an important part of the setting of several Grade II Listed Buildings. However, with careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features – Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Noise issues - The site is to the east of the A14 and prevailing winds from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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 as an adequate level of protection against noise can be secured by condition.

<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Girton as a Fen Edge settlement which has developed along a low ridge of high ground extending northwards into the Fens. From the west views of the village are characterised by housing set within well treed, gently rising land creating a soft and visually interesting edge. The expansive character of the arable prairie landscape setting provides stark contrast to the intricate scale of this edge. The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Small fields and well defined hedgerows form a transition and buffer between the village and Huntingdon Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Girton. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End, and will erode the buffer that currently exists between the edge of the village and Huntingdon Road.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would erode the intimate and rural character of Duck End and visibly reduce the separation between Girton and Cambridge.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Duck End would be acceptable to the Highway Authority, although the Highway Authority has concerns with regards to the intensification of Wash Pit Road. The proposed site is acceptable in principle subject to detailed design.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As all current spare capacity has been committed to future development in the Zone, development requiring an increase in capacity of the zone will require either an upgrade to existing

	<p>boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Girton has one Primary School, with a PAN of 30 and school capacities of 210, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 10 primary places in Girton taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a small need for early years places and a maximum of 35 primary school places and 25 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>The site can provide opportunities to provide informal recreational provision contribute to facilities within the village and provide much needed affordable housing provision. This is on the basis of the size of the site, being sufficiently large to accommodate some limited non-residential uses to address local needs.</p> <p>Girton lies close to the north-west edge of Cambridge City. Girton is bisected by the dual-carriageway A14 which runs through the village in a cutting.</p> <p>The village has reasonable local facilities including post office, local convenience stores and two other shops. There are also two public houses, a primary school and 3 public halls. Sports facilities include</p>

	<p>football pitches and a cricket pitch and pavilion at the recreation ground. There is also a local primary school.</p> <p>The village does have access to the Cambridge to Huntingdon road via Girton Road, which bridges the A14 to the north of Girton College and Wellbrook Way. Girton benefits from very close ties to Cambridge both in terms of public transport and cycle ways, making the village well placed to accommodate further development. The site can provide opportunities to provide informal recreational provision, contribute to facilities within the village and provide much needed affordable housing provision. The site has no particularly constraints in terms of flood risk, is well located adjacent to the existing village framework, and has the capacity to provide a reasonable number of much needed residential accommodation.</p>
Can issues be mitigated?	Yes with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health. However the highway authority have concerns about the intensification of use of Wash Pit Road.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.71 ha if unconstrained)
Site capacity	51 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.

Is there market interest in the site?	The site has not been marketed but there is interest in the site from a developer.
When would the site be available for development?	The 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 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	-
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Girton
Site name / address	Land at Littleton House, High Street, Girton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 80 dwellings
Site area (hectares)	2.58 ha.
Site Number	Site 240
Site description & context	This large site is situated to the west of High Street on the north western side of Girton. Residential properties adjoin the south and eastern edge of the site. The Cambridge Academy of English lies to the north, on the High Street frontage, beyond which is further residential properties. To the west lies Washpit Brook defined with an area of dense mature vegetation, separating the site from larger, less enclosed agricultural land. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow, except to the adjoining strip of land immediately to the north.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LP 1993 Inspector - The site can be prominently seen from High Street, where it forms a particularly attractive incursion of countryside into the northern part of the village. An application for 2 bungalows (S/1737/89/O) on a small part of the site in the south eastern corner was refused on this backland site as it

	would represent an intensive form of development, out of character with the existing low density development and would intrude into the open aspect at the rear of Nos. 29 and 31 High Street. The volume of traffic generated, passing close to the side and rear of residential properties Nos. 29 and 31 High Street, would severely harm the amenities by reason of noise disturbance and the loss of privacy.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood zones – a part of the western edge of the site is within Flood Zones 2 and 3.
Tier 1 conclusion:	<p>This is a large, agricultural site, situated to the west of High Street on the north western edge of Girton within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character

	<p>of Green Belt villages</p> <ul style="list-style-type: none"> • A landscape which retains a strong rural character <p>Approximately 1/3 of the site is within the Flood Zones 2 and 3.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – Numbers 65 and 67 High Street, immediately to the north of the site, are Grade II Listed. • Non-statutory archaeological site - The site is located on the west side of the historic village core and evidence for Saxon and medieval activity is known to the east. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>It would not be possible to mitigate impacts on heritage considerations as the only vehicular access to the site would require the removal of the hedgerow to accommodate a widened access, which would have a detrimental impact on the setting of the adjacent Listed Building.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – There are protected trees in the grounds of 65 High Street, adjacent to the proposed access to the site. <p>With careful design it should be possible to mitigate any impact on the protected trees.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Sewage filter beds on site, a contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - the site is to the east of the A14 and prevailing winds from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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 as an adequate level of protection against noise can be secured by condition.
Townscape and landscape	The South Cambridgeshire Village Capacity Study (1998) describes Girton as a Fen Edge settlement which has developed along a low

impact?	<p>ridge of high ground extending northwards into the Fens. From the west views of the village are characterised by housing set within well treed, gently rising land creating a soft and visually interesting edge. The expansive character of the arable prairie landscape setting provides stark contrast to the intricate scale of this edge. The site is characterised as being within an area of enclosed farmland with views of the village set within well treed, rising ground creating a visibly interesting edge. Washpit Brook, together with substantial woodland and enclosed fields form an enclosed edge. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.</p> <p>An informal single width, grass track with gated access onto High Street exists, enclosed with tall, dense mature hedgerow. The site can be seen from High Street, where it forms a particularly attractive incursion of countryside into the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton. Removal of the hedgerow to accommodate a widened formal access would have a detrimental impact on the rural character of this historic part of the village and the setting of the adjacent Listed Building.</p>
Can any issues be mitigated?	<p>No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of adjacent Grade II Listed Buildings, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to</p>

	the public highway is unsuitable to serve the number of units that are being proposed.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As all current spare capacity has been committed to future development in the Zone, development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Girton has one Primary School, with a PAN of 30 and school capacities of 210, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 10 primary places in Girton taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 80 dwellings could generate a small need for early years places and a maximum of 28 primary school places and 20 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.
Any other issues?	
Can issues be mitigated?	<p>No. It is not possible to provide safe highway access to the site.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>

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

Capacity	
Developable area	None (1.68 ha if unconstrained)
Site capacity	50 dwellings
Density	30 dph

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

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

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

Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
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