

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

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

Index of Cottenham Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 003	The Redlands, Oakington Road, Cottenham	65 dwellings	260
Site 021	Land to the rear of 69 High Street, Cottenham	21 dwellings	268
Site 054	Land at the rear of 335 High Street, Cottenham	225 dwellings	275
Site 113	Land behind Rampton Road/Oakington Road Cottenham	175 dwellings	283
Site 123	Land off Histon Road, Cottenham	17 dwellings	292
Site 124	Cottenham Sawmills, Cottenham	27 dwellings	301
Site 125	Cottenham Sawmills, Cottenham	9 dwellings	310
Site 128	Land at Rampton Road, Cottenham	220 dwellings	319
Site 129	Land south of Ellis Close and East of Oakington Road, Cottenham	99 dwellings	328
Site 234	Land at the junction of Long Drove and Beach Road, Cottenham	33 dwellings	337
Site 241	The Woodyard, Cottenham	25 dwellings	345
Site 260	Land at Oakington Road, Cottenham	110 dwellings	353
Site 263	Land to the rear of 34 - 46 Histon Road, Cottenham	21 dwellings	361
Site 269	Land adjacent to The Woodyard, Cottenham	29 dwellings	370

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

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Cottenham
Site name / address	The Redlands, Oakington Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development Note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential.
Site area (hectares)	2.87 ha
Site Number	Site 003
Site description & context	This relatively contained site is located to the south west of Cottenham, slightly adrift of the edge of the village and outside the village framework. The land is currently has one residential property towards the front of the site together with buildings associated with the former market garden smallholding. The business use ceased in 1996 and the glasshouses were subsequently removed, but some outbuildings remain on the road frontage. The remainder of the site is grassland. Note: the site has also been submitted as part of a larger site – as site 113.
Current or last use of the site	Residential and part of the site was formerly used for market gardening (ceased 1996).
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No

Planning history	<p>The majority of the site, as part of a larger site, was proposed through the LDF process for residential development (Objection Site 16). This was considered in more detail at the Site Specific Policies Examination (as part of Main Matter 7). The site has also previously been considered through the production of LP 2004.</p> <p>In both instances the main issues considered related to Cottenham's position in the settlement hierarchy and the suitability of the scale of development proposed, together with issues around the overall housing supply. Both inquiry inspectors did not consider there to be such a need for additional housing to justify allocation of this site, particularly given other sites were available in higher order settlements.</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This is a small, predominantly residential, site on the south western edge of Cottenham with no strategic constraints identified that would prevent the site from being developed.</p> <p>However, the site does not adjoin the village development framework and is therefore conditional on the adjoining site being found to have potential before it could be considered.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - Cropmarks show a site of intensive late prehistoric or Roman settlement 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>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"> • Public Rights of Way - the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land on the edge of Rampton approximately 1.2km to the west. • Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 1. <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 – given the former use as a nursery, a contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The site lies on the south western edge of Cottenham, within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area.</p> <p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views</p>

	<p>across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed farmland / long gardens having long wide views on approach across flat fields to wooded edge, with houses visible between trees and hedges.</p> <p>The site is very exposed to views across the flat, arable land of the Green Belt to the south, which is open to the Oakington Road frontage. It is, to a certain extent, screened from views from the west due to the high hedgerow. The site is currently separated from the edge of the built-up part of the village by an open fenland landscape immediately to the north, and has a rural character, and creates a soft edge at this entrance to the village.</p> <p>The Cottenham Village Design Statement (2007) describes Cottenham as a linear village and that developers should “Create streets with a purposeful line: settlement should follow the street and should not be random. In general avoid closes and culs-de-sac.”</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham as development of this site, with its long plot depth, would result in a backland cul-de-sac that is out of character with the rest of Cottenham and contrary to the aims of the Village Design Statement.</p>
<p>Can any issues be mitigated?</p>	<p>Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site. However, further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.</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 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.</p>

	<p>Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>It should be possible to provide safe road access onto Oakington Road and development of this site would be acceptable in principle, subject to detailed design.</p> <p>Access onto Oakington Road access will be outside the 30mph speed limit on a relatively straight, fast road, where there is currently no public footpath.</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 • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity? (Updated August 2013)	<p>Cottenham has one Primary School, with a PAN of 80 and school capacities of 560, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 47 primary places in Cottenham taking account of planned development, and a</p>

	<p>deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a small need for early years places, primary school places and secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p> <p>Update: County Council education officers have advised that the primary school is already being extended to meet existing needs and there is no capacity on the school site for expansion beyond this proposed scheme. Therefore the need for new primary school places created by any further housing allocations in Cottenham cannot be accommodated within the existing primary school. Therefore, additional housing development within the village would require additional primary education provision to be secured. Development of this scale would not be sufficient to support delivery of a second primary school, and even if it were sufficient to provide a small new school the pattern of provision would be likely to create educational challenges and imbalances within the village. Whilst not insurmountable, there would be a need for clear consultation with the school and Parish Council to explore how the pattern of provision could best support the wider community. However, there is a strong chance that any changes would be resisted due to the investment that will have been made in the existing school before any decisions and changes could be implemented.</p>
Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	None.
Can issues be mitigated? (Updated August 2013)	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and health.</p> <p>At this time capacity for primary education cannot be resolved appropriately.</p>
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity

Developable area	2.15 ha.
Site capacity	65 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 single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there has been interest from a developer.
When would the site be available for development?	The promoter has indicated the site is available immediately.

Achievability

Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings be completed on site – Not given in Call for Sites Questionnaire
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.

Could issues identified be overcome?	None identified.
Economic viability?	<p>Viability Category 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 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.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Cottenham
Site name / address	Land to the rear of 69 High Street, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	20 Dwellings
Site area (hectares)	0.76 ha.
Site Number	Site 021
Site description & context	This relatively contained site lies to the east of Cottenham High Street, partly within and partly outside the village framework. The site comprises residential property fronting directly onto High Street and an area of lawn immediately to rear. A yard area lies behind with two large sheds together with hardstanding. An additional two smaller outbuildings are located along the southern boundary of the site. The remainder of the land to rear of the yard is informal grassland and trees, surrounded by a hedge beyond which is open countryside in agricultural use.
Current or last use of the site	Residential property with garden, and yard with outbuildings to the rear.
Is the site Previously Developed Land?	Yes, in part (yard).
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is a small, enclosed residential site, partly within the village framework on the eastern edge of Cottenham with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the whole site is within the Cottenham Conservation Area. Major adverse effect due to position and depth of development and loss of significant green rural backdrop and Heritage Asset (C19 building) providing a good significant sense of enclosure. Contrary to single depth development on this part of village. • Listed Buildings – there are several Grade II Listed Buildings along High Street, approximately 50-60m to the north and south. Major adverse effect due to loss of significant green rural backdrop. <p>The site forms an important part of the setting of several Grade II Listed Buildings and the Conservation Area. It would not be possible to mitigate impacts on the historic environment because backland development would result in the loss of the green rural backdrop and is out of character with the linear settlement pattern.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and

	<p>narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – given the former use of the yard, a Contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Various industrial / commercial type uses on site. Allocating this site for residential would have positive impact and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being. Some negligible to minor additional road traffic noise generation due to development related car movements.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. Paddocks and long rear gardens enclose the historic core, and provide a transition between buildings along the High Street and arable fields to the east. It provides a rural setting for the linear historic core and a transition from village to Fen edge landscape. There are long views to be had across to the church tower to the north of the site from the south.</p> <p>The Cottenham Village Design Statement (2007) describes how Cottenham has developed primarily as a line of farmhouses along the High Street, where buildings are placed close up to the pavement edge and face the street. This lateral density gives a built-up character with a closed and uniform frontage. Within the village a variety of building types is mixed together, and yet its most distinguishing feature is the impression of unusual uniformity presented by the High Street. (page 14) Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. Farmhouses are concentrated within the village and line the street: there is little space at the front of plots, with access to hard standing and yards traditionally to the side and</p>

	<p>behind. Outbuildings run along the edge of plots, many of which follow the early farmstead boundaries. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside. (page 7)</p> <p>The Draft Cottenham Conservation Area Appraisal (2007) describes this part of the High Street “with a number of individual houses and terraces, all 19th century, gault brick with pitched slate roofs...and all the buildings are set close to the road. Some of the gaps between them contain more agricultural buildings, including large barns with black weatherboarding.” (page 10)</p> <p>The proposer suggests that redevelopment of the site will offer the opportunity to create an improved street scene. However, the residential property at the front of the site reflects those in the wider street scene and continues the built development line characteristic of the village. The site is within the historic core and any change to the road frontage would likely be harmful to the character of this part of the village.</p> <p>Development of this site would have a major adverse effect on the landscape and townscape setting of Cottenham. The site is within the Conservation Area and close to several Listed Buildings. Development of this site would result in backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop.</p>
<p>Can any issues be mitigated?</p>	<p>No. Major historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and the Conservation Area, which it would not be possible to mitigate.</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 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.</p>

	<p>Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>It should be possible to provide safe road access onto High Street and development of this site would be acceptable in principle, subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has one Primary School, with a PAN of 80 and school capacities of 560, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 47 primary places in Cottenham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a small need for early years places and a maximum of 7 primary school places and 5 secondary places.</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.
Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage) and health.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors	
Capacity	
Developable area	None (0.68 ha if unconstrained)
Site capacity	21 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	No
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	No indication from the promoter.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Cottenham
Site name / address	Land at the rear of 335 High Street, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Residential development with open space.
Site area (hectares)	10.00 ha
Site Number	Site 054
Site description & context	The site lies adjacent to the south eastern edge of Cottenham, to the south of the Village College and to rear of residential properties on High Street and Bramley Close. The site comprises open agricultural land with minimal boundary planting, leaving the site exposed to long distance views to the south and east.
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	There are three historic planning applications for various scales of residential development on parts of the site, all of which were refused C/481/64 (2.22 acres), C/480/64 (3.03 acres) & C/485/64 (12.51 acres). All three were refused on the advice of the Ministry of Agriculture, Fisheries & Food that the land should be retrained in agricultural use and because there were other sites with unimplemented planning permission in the locality. The larger two sites were also refused for being outside village area or the area for its reasonable extension, and there were alternative sites in the village better related to services and facilities.

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

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the site is adjacent to the Cottenham Conservation Area. Major adverse effect due to position and depth of development and loss of significant green rural backdrop and Heritage Asset (C19 building) providing a good significant sense of enclosure. • Listed Buildings – there are three Grade II Listed Buildings adjacent to the northern boundary of the site (1, 2 & 3 Elm Barns), and several Grade II Listed Buildings along High Street (331, 333, 337 & 339 High Street) – Settings of numerous listed buildings along High Street will have major adverse effect due to loss of significant green rural backdrop. • Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are 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>The site forms an important part of the setting of several Grade II Listed Buildings, C19 heritage assets and the Conservation Area. It would not be possible to mitigate any impact on the historic environment as development would have a major adverse effect on the Conservation Area and Listed Buildings through the loss of a significant green rural backdrop.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • County Wildlife Site – Beach Ditch and Engine Drain County Wildlife Site lies approximately 400m to the south • Protected Village Amenity Area – there are two in the vicinity of the site, to the north, in front of Cottenham Village College and The Green. • Public Rights of Way – there is a bridleway approximately 400m to south and public footpath approximately 800m to the south east. • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity

	<p>value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 1. <p>With careful design it should be possible to mitigate any impact.</p>
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - The North of the site will be immediately adjacent to Cottenham Village College & Sports Grounds. Such short distance separation between recreation and residential is unlikely to be in accordance with SCDCs Open Space SPD. Minor to moderate noise related issues from recreation uses. Potential noise nuisance from College e.g. plant & equipment and classroom uses which should be considered prior to allocation. Noise not quantified but could be mitigated off site if an issue by s106 but requires full cooperation of College etc. Site should not be allocated until these issues have been considered and mitigation options feasibility etc. considered. • Noise issues - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape.</p> <p>The south eastern side of Cottenham is characterised by flat pasture and semi-enclosed fields, beyond which the landscape opens up. The site adjoins a housing development that forms a firm yet fairly harsh edge. This is a large site in a prominent location, jutting out beyond the existing development line.</p> <p>The Draft Cottenham Conservation Area Appraisal (2007) states: "The green frontage of the school continues around the corner and separates the grade II listed buildings Nos. 331, 333 and 337 from the road. The buildings are a mixture of 17th and 19th century farmhouses that are now residential but remain long and low in profile compared to the bulky villas at other locations. The farm buildings behind them have largely been converted into residential dwellings. The Conservation Area takes on a different appearance at this southern end, with the broader road surrounding The Green and mature trees on all grassed areas, including in front of houses. (pages 13-14)</p> <p>Development of this site would have a significant adverse effect on</p>

	<p>the landscape and townscape setting of Cottenham. The character of the village to the south is linear, with long rear gardens.</p> <p>Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this settlement, close to the historic core. It is in a prominent location, jutting out into the countryside, which surrounds the site on all sides. This would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.</p>
Can any issues be mitigated?	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Grade II Listed Buildings, C19 heritage assets and the Conservation Area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for 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 site does not appear to have a direct link to the adopted public highway.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is a large one so would require greater system reinforcement.

	<ul style="list-style-type: none"> Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</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 are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	None
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including utilities (electricity, mains water, gas and sewerage) and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (7.50 ha if unconstrained)
Site capacity	225 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?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	No information provided.
When would the site be available for development?	No information provided.

Achievability

Phasing and delivery of the development	No information provided.
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	August 2013
Location	Cottenham
Site name / address	Land behind Rampton Road / Oakington Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	A mixed-use development comprising 400 dwellings with local employment and recreation.
Site area (hectares)	26.61 ha
Site Number	113
Site description & context	<p>The site is located on the south western edge of Cottenham between Rampton Road and Oakington Road. The site lies to the rear of residential properties and comprises part of a very large arable field to the rear of properties fronting onto Rampton Road and smaller pasture fields fronting onto Oakington Road. The site lies within an area of exposed, open countryside to the south and west.</p> <p>Note: parts of site have also been submitted as separate sites – the eastern corner as site 260, and the southern corner as site 3.</p>
Current or last use of the site	The majority of the site is agricultural use and grassland. However, land to the rear of properties is overgrown.
Is the site Previously Developed Land?	No, although there are a couple of disused agricultural buildings on the land fronting Oakington Road between Greytiles and The Redlands.
Allocated for a non-residential use in the current development plan?	No
Planning history	The majority of the land included in the current site was proposed through the LDF process for residential development (Objection Site 16). This was considered in more detail at the Site Specific Policies Examination (as part of Main Matter 7). The site has also previously been considered through the production of LP 2004.

	<p>In both instances the main issues considered related to Cottenham's position in the settlement hierarchy and the suitability of the scale of development proposed, together with issues around the overall housing supply. Both inquiry inspectors did not consider there to be such a need for additional housing to justify allocation of this site, particularly given other sites were available in higher order settlements.</p> <p>An attempt to gain planning permission for 150 dwellings and golf course on the larger portion of the site to north was unsuccessful (S/1091/89/O) for being outside the village framework, there was already sufficient housing land allocated, issues around insufficient capacity in the sewage system and there had been no demonstration of satisfactory surface water disposal, both of which had the potential for pollution of downstream watercourses. In addition it was refused because "The development, if approved, would be detrimental to the general open and rural character of this entrance to the village in that:</p> <ul style="list-style-type: none"> • The proposed access arrangements would require the clearance of all the mature hedgerow on the site's frontage to acquire the necessary visibility splays; • The housing would be unduly prominent on the skyline and also on that part of the site where the land slopes to the north west; • The proposed club house and car parking area would be an undesirable intrusion into an open and predominantly rural landscape."
Source of site	Site suggested through Call for Sites.

Tier 1: Strategic Considerations	
Green Belt?	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is a large, predominantly arable, site on the south western edge of Cottenham between Rampton Road and Oakington Road with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – Grade II Listed Moretons Charity Almshouses lie 190m to the south east. Some adverse impact. • Non-statutory archaeological site - Cropmarks show a site of intensive late prehistoric or Roman settlement 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 a 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"> • Public Rights of Way - the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land on the edge of Rampton approximately 680m to the west. • Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grades 1 and 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"> • Noise issues - there is a minor to moderate risk of noise and malodour from North Fen Farm, Rampton, located to the north west of the site. However, there is no history of complaints from existing residential properties along Rampton Road, although these are located slightly further from the farm. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues – there has been localised flooding along the highway adjacent to the site [reported on 26 November 2005. The Environment Agency require strategic SuDS to

	<p>attenuate run-off from the site in order to ensure that flood risk is not caused or exacerbated elsewhere. Whilst this site is Outside the Old West IDB District, surface water from this site would eventually drain into the Board's District. The District does not have any residual capacity to take extra direct discharge into the system. Therefore surface water from this site would have to be attenuated on site, we would only accept the existing Greenfield run-off rate into the Boards drains.</p>
<p>Townscape and landscape impact?</p>	<p>The site lies on the south western edge of Cottenham, within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area. The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is in contrast to the almost treeless and hedgeless wider landscape. It describes the northern part of the site as open fen landscape having a soft edge, with rear gardens and substantial hedgerows and trees contrasting with flat arable fields to the south. The southern part of the site is enclosed farmland / long gardens having long wide views on approach across flat fields to wooded edge with houses visible between trees and hedges. The approach from Rampton Road is described as views across arable fields from approach to well treed edge. Good sense of arrival with mature hedges bordering road. It identified the linear character of the Rampton Road approach for retention.</p> <p>The Landscape section of the Cottenham Village Design Statement (2007) describes Cottenham as being set on a shallow ridge and is clearly visible from all sides. The surrounding countryside, all of which is best and most versatile agricultural land, is flat and open with few farmsteads, trees or other landmarks. This creates long views within the parish and beyond. ...An open rural landscape separates Cottenham from other surrounding settlements, including Oakington and Northstowe.</p> <p>The site is located to the rear of residential properties along Rampton Road and Oakington Road. Rampton Road is linear in character therefore development in depth would alter the character of this part of the village. On Oakington Road land immediately adjoining the village framework is not in intensive farming use, and has become overgrown grassland creating a transition area between the built area and wider open countryside. Development in this area would urbanise its appearance, lose this transition area with its rural and open character, and create a stark edge to the village with significant countryside encroachment, something the Cottenham Village Design Statement is seeking to avoid.</p>

	<p>The site is located within an area of gently rolling landscape, on the ridge forming the highest point. The site is very open and exposed, and is visible from long distances, particularly from the west and north. Any development in this location would be visible on the skyline from a very wide area. The site forms part of the wider setting of the western flank of the village, located on a ridge and very visible from the surrounding countryside. It will be very visible from the Cottenham Lode footpath and is visible across the Green Belt from Histon Road to the south, therefore development would have a major adverse impact on the landscape setting of this part of the village.</p>
<p>Can any issues be mitigated? (Updated August 2013)</p>	<p>Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of a smaller scale of development of this site. The site is situated in a very prominent location, visible from a wide area, but it may be possible to mitigate this through development of part of the site. The part of the site suitable for development is formed from SHLAA Sites 003 and 260.</p> <p>However, further investigation and possible mitigation will be required to address the physical considerations, including potential for noise, malodour and flooding.</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 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>It should be possible to provide safe road access onto Rampton Road and Oakington Road. The County Council are concerned about the Rampton Road / Oakington Road junction, however the developer's illustrative masterplan proposes a road through the development which could help alleviate capacity at this junction.</p> <p>It is likely that access onto both Rampton Road and Oakington Road will require the removal of substantial amounts of mature hedgerow in order to achieve the required visibility splays. This would alter the</p>

	<p>rural character on the approaches to Cottenham, particularly along Rampton Road. Access onto Oakington Road access will be outside the 30mph speed limit on a relatively straight, fast road, where there is currently no public footpath.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - the total power requirement for all the potential development areas in Cottenham is unlikely to be more than about 1MW. It is expected that this could be accommodated by the existing 11,000-volt local network but, being in an electrically remote area, the local network may need some reinforcement. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – there would be a requirement for a small amount of local reinforcement. • Mains sewerage – infrastructure upgrades will be required to accommodate this proposal. An assessment will be required to determine the full impact of this site.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity? (Updated August 2013)	<p>Cottenham has one Primary School, with a PAN of 80 and school capacities of 560, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 47 primary places in Cottenham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 400 dwellings could generate a need for 50 early years places and a maximum of 140 primary school places and 100 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>

	<p>Update: County Council education officers have advised that the primary school is already being extended to meet existing needs and there is no capacity on the school site for expansion beyond this proposed scheme. Therefore the need for new primary school places created by any further housing allocations in Cottenham cannot be accommodated within the existing primary school. Therefore, additional housing development within the village would require additional primary education provision to be secured. Development of this scale would not be sufficient to support delivery of a second primary school, and even if it were sufficient to provide a small new school the pattern of provision would be likely to create educational challenges and imbalances within the village. Whilst not insurmountable, there would be a need for clear consultation with the school and Parish Council to explore how the pattern of provision could best support the wider community. However, there is a strong chance that any changes would be resisted due to the investment that will have been made in the existing school before any decisions and changes could be implemented.</p>
Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	
Can issues be mitigated? (Updated August 2013)	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (electricity, mains water, gas and sewerage), school capacity and health.</p> <p>At this time capacity for primary education cannot be resolved appropriately.</p>
Does the site warrant further assessment? (Updated August 2013)	No. The part of the site suitable for development is formed from SHLAA Sites 003 and 260, therefore this site does not warrant further assessment.

Tier 3: Site Specific Factors

Capacity	
Developable area (Updated August 2013)	None (5.83 ha. if unconstrained)
Site capacity	175 dwellings
Density	30 dph

Potential Suitability	
Conclusion (Updated August 2013)	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	No, several owners (although two smaller sites are also proposed individually in addition to this larger site – sites 3 and 260).
Site ownership status?	Site promoted by several landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	Yes, the site has been marketed and there has been interest from a developer.
When would the site be available for development?	The promoter indicates that the site could become available 2011-16.

Achievability	
Phasing and delivery of the development	The promoter indicates that 400 dwellings would be completed in the period 2016-21.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	N/A
Economic viability?	Viability Category 4 Least viable sites This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not

	<p>whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>
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Site Assessment Conclusion
Updated August 2013: Site with no 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.

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

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

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Cottenham
Site name / address	Land off Histon Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	15 dwellings with public open space
Site area (hectares)	0.83 ha
Site Number	Site 123
Site description & context	<p>This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village. The land lies to the rear of gardens to numbers 34-38 Histon Road and includes a strip of grassland adjacent to number 38, where there is a gated access from Histon Road to an agricultural building and land at the rear.</p> <p>Note: the majority of this site also forms part of larger site 263.</p>
Current or last use of the site	Formerly agricultural / grazing.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	Land to the rear of 38-34 Histon Road has previously been considered for residential development through the production of LP 2004 and 1993. The Inspectors for both Local Plans did not see any reason to amend the Green Belt boundary to include the land within the village framework or allocate it for residential development.

	<p>There have also been attempts to gain planning permission for residential development, ranging from a single dwelling (S/1385/79/O) to development of larger sites (S/335/79/O & S/1630/86/O).</p> <p>A proposal for residential development on 1.74 acres (S/335/79/O) was refused as it would lead to the consolidation of the ribbon development linking Cottenham to Histon that was undesirable, leading to the loss of the remaining semi-rural character, which is based on the remaining undeveloped frontage. It was also contrary to the Structure Plan, where Cottenham was restricted to small groups of infilling.</p> <p>The Inspector considering the appeal against refusal for development of a larger site, including land to north (S/1630/86/O), noted in his decision letter: “The proposal would not consolidate the development of the village...It would be a clear extension of development into the proposed Green Belt behind the ribbon of housing on the north western side of Histon Road, and it would be separated by a field from the boundary of existing housing to the north east.”</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?	No
Tier 1 conclusion:	<p>This grassland site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village, 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 • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are 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"> • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally

	<p>found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land Contamination - this site is adjacent to an area of industrial/commercial use, but the exact location is unclear. A Contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. It also identified the linear character of development along the approach road for retention.</p> <p>The Cottenham Village Design Statement (2007) describes this part of the village: "Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside." (page 7)</p> <p>This site is located to the rear of a line of residential properties with long plots and there is a transitional area between the residential gardens and the arable field to the rear. The eastern and western boundaries are much more open.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of</p>

	<p>this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location. This was also the view of the appeal Inspector in his decision letter (S/1630/86/O) (see the Planning History section above.)</p>
Can any issues be mitigated?	<p>In part. With careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site with a smaller scale of development.</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>It should be possible to provide safe road access onto Histon Road and development of this site would be acceptable in principle, subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water

	<p>treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</p>
<p>Drainage measures?</p>	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>

<p>School capacity? (Updated August 2013)</p>	<p>Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p> <p>Update: County Council education officers have advised that the primary school is already being extended to meet existing needs and there is no capacity on the school site for expansion beyond this proposed scheme. Therefore the need for new primary school places created by any further housing allocations in Cottenham cannot be accommodated within the existing primary school. Therefore, additional housing development within the village would require additional primary education provision to be secured. Development of this scale would not be sufficient to support delivery of a second primary school, and even if it were sufficient to provide a small new school the pattern of provision would be likely to create educational challenges and imbalances within the village. Whilst not insurmountable, there would be a need for clear consultation with the school and Parish Council to explore how the pattern of provision could best support the wider community. However, there is a strong chance that any changes would be resisted due to the investment that will have been made in the existing school before any decisions and changes could be implemented.</p>
<p>Health facilities capacity?</p>	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
<p>Any other issues?</p>	
<p>Can issues be mitigated? (Updated August 2013)</p>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>At this time capacity for primary education cannot be resolved appropriately.</p>
<p>Does the site warrant further assessment?</p>	<p>Yes.</p>

Tier 3: Site Specific Factors

Capacity

Developable area	0.56 ha
Site capacity	17 dwellings
Density	30 dph

Potential Suitability

Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.
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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 but there is interest in the site from a developer.
When would the site be available for development?	The promoter has indicated that the site is available immediately.

Achievability

Phasing and delivery of the development	The promoter has indicated 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 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with 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.

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	June 2013
Location	Cottenham
Site name / address	Cottenham Sawmills, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	32 dwellings with public open space
Site area (hectares)	1.35 ha
Site Number	124
Site description & context	<p>The larger part of this site, to the north west side of Histon Road, located to the south of Cottenham is in use as a sawmill and the remainder of the land is paddock. The site is situated to the rear of residential properties with long plots, accessed via a long tarmac driveway. The sawmill site is separated from the dwellings by a paddock which is screened from the dwellings by trees, and there is a hedgerow along the south western boundary. The paddock is exposed to the sawmill site, where the sawmill buildings are largely concentrated in the south west side of site. The remainder of land is rough grass interspersed with stacks of logs. There is hedgerow along north west and south west boundaries but north east boundary only has an intermittent hedge and the site is exposed to rear gardens to the north east.</p> <p>Note: the site is also forms part of a proposal for site 125.</p>
Current or last use of the site	Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock.
Is the site Previously Developed Land?	Yes, the rear part of the site is in use as a sawmill.
Allocated for a non-residential use in the current development plan?	No.

Planning history	There has been an attempt to gain planning permission for a single dwelling (S/813/88/O) to the rear of number 56 Histon Road. It was refused for being contrary to the Structure Plan, being outside the village framework and located in the Green Belt.
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?	No.
Tier 1 conclusion:	<p>This sawmill site and paddock is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village, 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

	<ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are 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"> • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. <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 is partly in industrial/commercial use (sawmill). A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Historically an industrial / commercial type use on site Cottenham Sawmill, so allocating this site for residential likely to have a positive impact and if built out would result in significant improvements in the local noise climate and the living

	<p>environment of existing residential premises, which should have long term benefits for health and well being. Some minor to moderate additional road traffic noise generation due to development related car movements related to final site entrance.</p>
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. It also identified the linear character of development along the approach road for retention.</p> <p>The Cottenham Village Design Statement (2007) describes this part of the village: "Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside." (page 7)</p> <p>The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The proposer suggests that development in this location will remove the large, bland sawmill buildings, open storage and parking areas and replace them with modest dwellings and landscaped areas to create a softer edge to the village. However, the rear part of the site, with the sawmill uses would dramatically alter the linear character of the road.</p>
<p>Can any issues be mitigated?</p>	<p>In Part. Although there are potentially beneficial impacts on townscape and landscape, and noise environment from the removal of the sawmill, development of a site in this location would itself have significant townscape and landscape impacts as it is a large backland</p>

	development in the linear part of the village. However, it may be possible to accommodate a smaller amount of development on the part of the site adjacent to the existing village framework (site 125). Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.
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Infrastructure	
Highways access? (Updated June 2013)	<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 existing access link to the public highway is unsuitable to serve the number of units that are being proposed. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p> <p>The promoter suggests there are various options available, namely, it could continue to be served by the existing vehicular access. However, to accommodate additional development a new vehicular access could be created by demolishing a property (or several properties) that fronts Histon Road and developing an access point in its place. This is possible because the owner of Cottenham Sawmills also owns one of the properties that adjoins the site's south-east boundary. Alternatively, a vehicular access could be created at the rear of the site. This might be possible because land, which adjoins its rear boundary, has also been identified as a potential development site (site no. 24).</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity

	<p>on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity? (Updated June 2013)	<p>County Council education officers have advised that the primary school is already being extended to meet existing needs and there is no capacity for expansion beyond this proposed scheme. Therefore the need for new primary school places created by further new sites in Cottenham cannot be accommodated within the existing primary school.</p>
Health facilities capacity?	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
Any other issues?	<p>The proposer provides the following supporting information:</p> <ol style="list-style-type: none"> 1. This part of Histon Road is characterised by ribbon development on both sides of the street therefore development on the site would integrate with the existing settlement pattern. 2. Development will not lead to unrestricted sprawl or coalescence with other settlements because the site is well related to the built-up area and residential areas to the north, east and south. 3. Locating new development away from a prominent location and on a relatively flat site will preserve the setting and special character of Cottenham. 4. Development will assist regeneration by encouraging the redevelopment of previously developed land and make good use of existing infrastructure, including utilities. 5. Removing the large, bland sawmill buildings and open storage and parking areas, and replacing them with modest dwellings and landscaped areas will create a softer edge to the village. 6. The existing vehicular access off Histon Road has good visibility in both directions and it will be upgraded to serve development on the site therefore new housing on this land would be accommodated without harming the local highway network. 7. Changing the use of the site from general industrial to residential

	<p>will reduce the amount of heavy goods vehicles on local roads.</p> <p>8. Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to flooding.</p> <p>9. Locating new development in a well connected location close to the strategic transport corridors of the A10 and the A14 providing excellent links to Cambridge, Ely, Suffolk and the Midlands; linking people to jobs, schools, health and other services.</p> <p>10. Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment, such as the science and business parks on the north edge of Cambridge and along the A10 corridor, will help to sustain, and enhance, its role in leading in the education, research and knowledge-based industry.</p>
<p>Can issues be mitigated? (Updated June 2013)</p>	<p>Upgrades required to local infrastructure, including utilities (mains water and sewerage) and health.</p> <p>There is no capacity for expansion of the primary school beyond its current proposed expansion; therefore new primary school places created by this site cannot be accommodated within the existing primary school.</p>
<p>Does the site warrant further assessment? (Updated June 2013)</p>	<p>No.</p>

Tier 3: Site Specific Factors

Capacity	
<p>Developable area (Updated June 2013)</p>	<p>None (0.91 ha if unconstrained)</p>
<p>Site capacity</p>	<p>27 dwellings</p>
<p>Density</p>	<p>30 dph</p>

Potential Suitability	
<p>Conclusion (Updated June 2013)</p>	<p>The site is not potentially capable of providing residential development taking account of site factors and constraints.</p>

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

Achievability	
Phasing and delivery of the development	The promoter has indicated that the first dwellings be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that planning obligations could affect deliverability.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that planning obligations could affect deliverability.
Could issues identified be overcome?	Should be negotiated.

Economic viability?	Viability Category 1 Most viable sites
	This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.
	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).	

Site Assessment Conclusion
Updated June 2013: 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	August 2013
Location	Cottenham
Site name / address	Cottenham Sawmills, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10 dwellings in paddock at eastern end of the site and demolition of existing sawmill buildings on western part of site and return to open countryside.
Site area (hectares)	1.35 ha
Site Number	Site 125
Site description & context	<p>This small paddock site lies to the north west side of Histon Road, located to the south of Cottenham. The paddock is situated to the rear of residential properties with long plots. Beyond the paddock is a sawmill and associated buildings, largely concentrated on the south west side of site with the remainder of land rough grass interspersed with stacks of logs. The paddock can be accessed from a tarmac driveway serving a sawmill to the north west. The paddock is well screened at the residential property boundaries with trees and there is a hedgerow along the south western boundary. However, it is exposed to the adjacent sawmill site and residential gardens to the north east.</p> <p>Note: the site is also forms part of a proposal for site 124.</p>
Current or last use of the site	Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock
Is the site Previously Developed Land?	No, paddock (although the associated sawmill land to the rear is).
Allocated for a non-residential use in the current development plan?	No

Planning history	There has been an attempt to gain planning permission for a single dwelling (S/813/88/O) to the rear of number 56 Histon Road. It was refused for being contrary to the Structure Plan, being outside the village framework and located in the Green Belt.
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?	No

Tier 1 conclusion:	<p>This sawmill site and paddock is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village, 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 • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are 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"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity 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>

<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land Contamination - this site is adjacent to an area of industrial/commercial use (sawmill). A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Historically an industrial / commercial type use on site Cottenham Sawmill, so allocating this site for residential likely to have a positive impact and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. It also identified the linear character of development along the approach road for retention.</p> <p>The Cottenham Village Design Statement (2007) describes this part of the village: "Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside." (page 7)</p> <p>The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The proposer suggests that development in this location will remove the large, bland sawmill buildings, open storage and parking areas and replace them with modest dwellings and landscaped areas to create a softer edge to the village. However, the rear part of the site, with the</p>

	sawmill uses would dramatically alter the linear character of the road.
Can any issues be mitigated?	In Part. Although there are potentially beneficial impacts on townscape and landscape, and noise environment from the removal of the sawmill, development of a site in this location would itself have an adverse townscape and landscape impacts as it is backland development in the linear part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.

Infrastructure	
Highways access?	<p>Regarding sites in 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 existing access link to the public highway is unsuitable to serve the number of units that are being proposed. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</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 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 Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
<p>Drainage measures?</p>	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
<p>School capacity? (Updated August 2013)</p>	<p>Update: County Council education officers have advised that the primary school is already being extended to meet existing needs and there is no capacity on the school site for expansion beyond this proposed scheme. Therefore the need for new primary school places created by any further housing allocations in Cottenham cannot be accommodated within the existing primary school. Therefore, additional housing development within the village would require additional primary education provision to be secured. Development of this scale would not be sufficient to support delivery of a second primary school, and even if it were sufficient to provide a small new school the pattern of provision would be likely to create educational challenges and imbalances within the village. Whilst not insurmountable, there would be a need for clear consultation with the school and Parish Council to explore how the pattern of provision could best support the wider community. However, there is a strong chance that any changes would be resisted due to the investment that will have been made in the existing school before any decisions and changes could be implemented.</p>

Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	<p>The proposer provides the following supporting information:</p> <ol style="list-style-type: none"> 1. This part of Histon Road is characterised by ribbon development on both sides of the street therefore development on the site would integrate with the existing settlement pattern. 2. Development will not lead to unrestricted sprawl or coalescence with other settlements because the site is well related to the built-up area and residential areas to the north, east and south. 3. Locating new development away from a prominent location and on a relatively flat site will preserve the setting and special character of Cottenham. 4. Development will assist regeneration by encouraging the redevelopment of previously developed land and make good use of existing infrastructure, including utilities. 5. Removing the large, bland sawmill buildings and open storage and parking areas, and replacing them with modest dwellings and landscaped areas will create a softer edge to the village. 6. The existing vehicular access off Histon Road has good visibility in both directions and it will be upgraded to serve development on the site therefore new housing on this land would be accommodated without harming the local highway network. 7. Changing the use of the site from general industrial to residential will reduce the amount of heavy goods vehicles on local roads. 8. Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to flooding. 9. Locating new development in a well connected location close to the strategic transport corridors of the A10 and the A14 providing excellent links to Cambridge, Ely, Suffolk and the Midlands; linking people to jobs, schools, health and other services. 10. Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment, such as the science and business parks on the north edge of Cambridge and along the A10 corridor, will help to sustain, and enhance, its role in leading in the education, research and knowledge-based industry.
Can issues be mitigated? (Updated August 2013)	<p>No. It is not possible to provide safe highway access to the site.</p> <p>At this time capacity for primary education cannot be resolved appropriately.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage) and health.</p>
Does the site warrant further assessment? (Updated August 2013)	No

Tier 3: Site Specific Factors

Capacity

Developable area (Updated August 2013)	None (0.30 ha. If unconstrained)
Site capacity	9 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?	Site promoted by single landowner.
Legal constraints?	No known 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 2011-16.
Are there any market factors that would significantly affect deliverability?	Planning obligations.

Are there any cost factors that would significantly affect deliverability?	Planning obligations.
Could issues identified be overcome?	Should be negotiated.
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	Cottenham
Site name / address	Land at Rampton Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 300 dwellings with community uses (e.g. land for new primary school if needed) and public open space
Site area (hectares)	9.77 ha
Site Number	Site 128
Site description & context	The site lies to the north west of Cottenham, to the north of Rampton Road. It comprises agricultural land surrounding Ramphill Farm, and is itself surrounded by further agricultural land. An area of community woodland is situated to the north west of the site. To the south east is flat, open arable land before a collection of agricultural buildings, allotments, King George's field, and the play areas associated with the primary and nursery schools and the residential development of the village begins. Apart from boundary planting at the edge of Cottenham and hedging on Rampton Road, and a fragmented hedge east of the catchwater drain to the north west, the site is open with few trees. The site is in an elevated position and slopes down to the west from relatively high land at the edge of the village. There are long views to and from the site over the flat fen landscape to the north and west.
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	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is a large agricultural site lies to the north west of Cottenham, to the north of Rampton Road, with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed buildings - Tower Mill, Rampton Road is a Grade II listed water tower to the south east of the site (190m). Minimal adverse effect due to existing position within modern development unless there is a link with unlisted farmstead being merged with village. Non-statutory archaeological site – Cropmarks to the north, south and west indicate the location of settlement and activity of late prehistoric, Roman and possibly medieval date. Elements of these cropmark complexes extend into 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>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations	<ul style="list-style-type: none"> Public Rights of Way – the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land approximately 400m to the north.

<p>and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grades 1, 2 and 3. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues - possible noise and malodour from Rampthill Farm to the south as proposals would be closer than existing residential. No history of complaints. Minor to moderate noise / odour risk. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues - Flood Zone 3 adjoins to the north west of the site. There have been reports of flooding 4-10 years ago on Rampton Road approximately 150m from the NW of the site. • Utility services – some telecom lines run across the northern part of the site in an east-west alignment.
<p>Townscape and landscape impact?</p>	<p>The site lies on the north west edge of Cottenham. It is in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area, but is more heavily influenced by the fen landscape character to the north and east.</p> <p>A significant area of community woodland and the Catchwater Drain lie immediately to the west. Apart from boundary planting at the edge of Cottenham and a hedging on Rampton Road, and a fragmented hedge east of the Catchwater drain the site is open with few trees.</p> <p>Development of this scale would be a very significant addition to Cottenham. It would be highly visible from the west and north and would form a new skyline when approached from the west. It would place considerable pressure physically and visually onto the nearby community woodland. Landscape impact likely to be significant (prominent site, merging separate farmstead with village edge).</p> <p>The South Cambridgeshire Village Capacity Study (1998) describes</p>

	<p>Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The Study identifies views out into the countryside from Lambs Lane and that the land slopes gradually away from the village to the Fens. The approach from Rampton Road is described as views across arable fields from approach to well treed edge. Good sense of arrival with mature hedges bordering road. It also identified the linear character of the Rampton Road approach as an area for retention.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The site is in an elevated position and slopes down to the west from relatively high land at the edge of the village. It is largely open with few trees and there are long views to and from the site over the flat fen landscape to the north and west.</p>
<p>Can any issues be mitigated?</p>	<p>No. Due to the site's prominent position and its location close to the community woodland, it is unlikely that the whole of this site could be developed without significant landscape and townscape impact. Although a smaller scale of development could be considered, the site is remote and rural, and does not relate well to the built up part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise and malodour, and flooding.</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>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for the junction on land to the north western end of the site. A junction located on Rampton Road</p>

	would be acceptable to the Highway Authority to the south western side of the site. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is a large one so would require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 300 dwellings could generate a need for early years places and a maximum of 105 primary school places and 75 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</p>

	the provision of new schools
Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	<p>The proposer provides the following description of their proposed development:</p> <p>Strategic residential-led mixed use development. New vehicular access to the site is likely to be achieved via either a simple priority junction or a ghost island priority junction on Rampton Road north of Ramphill Farm.</p> <p>The site could be brought forward early in isolation, or could contribute towards a wider, more comprehensive urban extension to the north of Cottenham.</p> <p>Any forthcoming scheme for the site will look to embody the principles contained in The Cambridgeshire Quality Charter for Growth, the Green Infrastructure Strategy and Cambridgeshire Landscape Guidelines (where applicable), and the Good Practice Guide to Sustainable Construction in Cambridgeshire.</p> <p>The proposer also provides the following supporting information:</p> <p>The greenfield site is in single ownership and offers the ability to deliver a comprehensive residential-led mixed use development in the short term, in a location that offers good connectivity to a sustainable settlement. In terms of sustainability it is considered that Cottenham should arguably be regarded in the same context as a Rural Centre, given its population of 6,000 (the second largest in the district) and its ability to offer a post office/shop; food shops; non-food shops; pub; hairdresser; meeting place; children's playground; library; sports/recreation field; clubs/groups; doctor's surgery; dentist; childminder; religious facility; nursery/playgroup/preschool; primary school; secondary school; 6+ buses to Cambridge or a market town every weekday (source: SCDC Audit 2006).</p> <p>There have been discussions with the Local Education Authority about the possibility of creating a new vehicular access from Rampton Road through to the primary/nursery school in order to reduce the congestion that is currently created on Lambs Lane at drop-off/collection times. The Parish Council is also aware that development here could create a new access to the recreation ground.</p> <p>Furthermore, Cottenham has been identified (source: Cottenham Village Design Statement SPD 2007) as being within an area where green infrastructure is deficient; there is limited publicly accessible land in the form of amenity green spaces, green corridors, natural and semi-natural green spaces, country parks or parks and gardens.</p>

	<p>Accordingly, the site's size and its relationship with Les King Wood provides the opportunity to improve the quality and quantity of access to green infrastructure for the local community.</p> <p>Our client would be very keen to work in partnership with the local community and stakeholders in formulating development options for this site as part of a Neighbourhood Plan or Vision Plan for Cottenham.</p>
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (electricity, mains water, gas and sewerage), drainage and health.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (7.33 ha if unconstrained)
Site capacity	220 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has been marketed and there has been interest 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?	No issues identified.
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>

Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Cottenham
Site name / address	Land south of Ellis Close and East of Oakington Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	132 dwellings with public open space
Site area (hectares)	4.4 ha.
Site Number	Site 129
Site description & context	<p>This site is located to the south of residential properties in Ellis Close, situated east of Oakington Road, on the south western side of Cottenham. Residential properties with long rear plots, on Histon road, bound the site on the south eastern side. The majority of the site comprises a large agricultural field and there are two built structures in the north corner associated with this use. A strip of land along the northern part of the site, immediately adjacent to properties in Ellis Close, is in use as allotments. Two tracks run through the site, one close to the northern boundary and the other along the southern boundary of the site. The site is well defined on three sides by mature hedgerow, but is exposed to long distance views to the south and west.</p> <p>Note: the site is located to the north west of several other sites (sites 123, 263, 124 and 125).</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	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 it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No

Tier 1 conclusion:	<p>This largely agricultural site is located to the south of residential properties in Ellis Close, situated east of Oakington Road, on the south western side of Cottenham, 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 • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
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 Moretons Charity Almshouses, Rampton Road are to the east of the site (90m). Adverse effect as northern edge of site obscures rural context, views and backdrop for these buildings. • Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are 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>The site forms an important part of the setting of several Grade II Listed Buildings. With careful design it should be possible to mitigate impacts on the historic environment because provided development does not obscure the rural context, views and backdrop for these buildings.</p>

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. <p>With careful design it should be possible to mitigate any impact on the natural environment</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. • Utility services (e.g. pylons) – Telecom pylons exist along Oakington Road and Ellis Close.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an ‘island’ on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site is in an area the study describes as flat arable fields and hedgerows abutting the village edge where the built up edge is clearly defined. Mature hedgerows clearly define three boundaries and the site is open to long distance views across to the south and west.</p> <p>The Cottenham Village Design Statement (2007) describes the southern part of the village, along Histon Road: “Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside.” (page 7)</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is largely linear along Histon Road, with long rear gardens. It is in a prominent location and would create a large area of residential development in a cul-de-sac, which would alter</p>

	and detract from the character of this largely linear settlement. It would be of a scale which would be detrimental to the rural character and setting of the village and have a detrimental impact on the openness of the Green Belt in this location.
Can any issues be mitigated?	In part. Adverse historic environment, townscape and landscape impacts but a smaller scale of development carefully designed may be possible, providing the opportunity to create a new softer edge to the village.

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 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 Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the

	<p>specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</p>
<p>Drainage measures?</p>	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
<p>School capacity? (Updated August 2013)</p>	<p>Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 132 dwellings could generate a need for early years places and a maximum of 46 primary school places and 33 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p> <p>Update: County Council education officers have advised that the primary school is already being extended to meet existing needs and there is no capacity on the school site for expansion beyond this proposed scheme. Therefore the need for new primary school places created by any further housing allocations in Cottenham cannot be accommodated within the existing primary school. Therefore, additional housing development within the village would require additional primary education provision to be secured. Development of this scale would not be sufficient to support delivery of a second primary school, and even if it were sufficient to provide a small new school the pattern of provision would be likely to create educational challenges and imbalances within the village. Whilst not insurmountable, there would be a need for clear consultation with the school and Parish Council to explore how the pattern of provision could best support the wider community. However, there is a strong chance that any changes would be resisted due to the investment that will have been made in the existing school before any decisions and changes could be implemented.</p>
<p>Health facilities capacity?</p>	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>

Any other issues?	The proposer provides the following supporting information: Residential development of the site could provide benefits including affordable housing and open space/recreation provision. It is understood that affordable housing is needed within the village and as such the site could make a valuable contribution towards providing affordable housing for the community. Any additional opportunities and benefits could be explored through the plan making process.
Can issues be mitigated? (Updated August 2013)	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health. At this time capacity for primary education cannot be resolved appropriately.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	3.30 ha.
Site capacity	99 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site is not on the open market at present. It is understood that there is interest from the housebuilding market for potential residential development sites in Cottenham.

When would the site be available for development?	The promoter has indicated that the site is available immediately.
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Achievability	
Phasing and delivery of the development	The promoter has indicated that the first dwellings could be completed on site 2016-21.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	None identified.
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>

Site Assessment Conclusion

Site with 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.
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Status of Site in Proposed Submission Local Plan 2013
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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	Cottenham
Site name / address	Land at the junction of Long Drove and Beach Road, Cottenham
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)	1.63 ha
Site Number	234
Site description & context	The site is located adjacent to residential properties in Calvin Close, on the eastern edge of Cottenham, bound by Beach Road to the south and Long Drove to the east. The site comprises pasture land surrounded by dense hedgerow.
Current or last use of the site	Pasture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>The site has previously been considered through the production of LP 2004, and the Inspector reported "I have found no need for further planned housing in Cottenham before at least 2006. If there were to be such a need in future the merits of this site would need to be considered alongside the comparative claims of other sites, in particular any available options for the re-use of brownfield land."</p> <p>There have been several attempts to gain planning permission for residential development of varying scales on part of the site, the latest application for 50 dwellings (S/2317/11) was refused as the scale of development was inappropriate for a Minor Rural Centre and would</p>

	<p>result in the encroachment of the built environment into the countryside and setting of Cambridge Green Belt, resulting in an adverse impact upon the visual quality of the countryside and adjacent Green Belt.</p> <p>S/1346/79/O – residential development on 2.56 acres, S/1954/79/O – 4 houses, and S/0389/81/O – residential development, have been refused for being contrary to the Structure Plan (which only permitted infill development), outside the Village Framework, and they were considered to progressively detract from open & rural appearance & character of area.</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This pastoral site is located adjacent to residential properties in Calvin Close on the eastern edge of Cottenham with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Conservation Area – the site is approximately 90m from the Cottenham Conservation Area. Some adverse effect due to loss of significant screening to modern development on approach to Conservation Area. Non-statutory archaeological site - The site is located to the east of the historic village core. Archaeological investigations to the west have identified evidence for the Saxon and Medieval development of the village. County Archaeologists would require further information in advance of any planning application for this

	<p>site before it is able to advise on the suitability of the site for development.</p> <p>The site forms part of the setting of Cottenham Conservation Area, but with careful design it should be possible to mitigate impact.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – there are a group of protected trees adjacent to Beach Road on south west boundary. • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. <p>With careful design it should be possible to mitigate any impact on the protected trees.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues – Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an ‘island’ on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site adjoins a housing development that forms a fairly harsh edge to the north east. The south eastern side of Cottenham is characterised by flat pasture and semi-enclosed fields, beyond which the landscape opens up. The surrounding countryside is flat with long distance views, particularly from the north and east.</p> <p>The Cottenham Village Design Statement (2007) states: “The surrounding countryside, all of which is best and most versatile agricultural land, is flat and open with few farmsteads, trees or other landmarks. This creates long views within the parish and beyond. The pattern of the landscape is made by man: lodes, droves and field boundaries run in straight lines.” It also recognises the importance of this area on the setting of Cottenham: “The pinnacled tower [of All</p>

	<p>Saints Church] acts as a focus around which the setting of the village revolves as one looks from Beach Road, Long Drove...” (page 4) and includes a guideline (page 6) to protect the area:</p> <p>L/7: Protect vistas that contribute to the character and attractiveness of Cottenham.</p> <ul style="list-style-type: none"> • The following vistas are designated as meriting special protection: <ul style="list-style-type: none"> ○ the approaches to the Parish Church from the north of Long Drove and Church Lane ○ the east flank of the village from the middle of Beach Road <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. Whilst the site is not in the Green Belt, the land forms an important part of the setting of this part of Cottenham. Previous planning applications (see Planning history) have been refused, as development in this location would progressively detract from open and rural appearance and character of area.</p>
<p>Can any issues be mitigated?</p>	<p>With careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site.</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 Beach Road but not Long Drove would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>Enhanced pedestrian access could be achieved by extending the pavement provision along the site frontage.</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 Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the

	<p>distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
Any other issues?	<p>The proposer provides the following supporting information:</p> <p>The proposal can provide much needed homes within the South</p>

	<p>Cambridgeshire District in a location that is outside of the Green Belt and abuts a Minor Rural Centre. The site is very well related to Cottenham being contained on all four of its sides by existing formed boundaries. With the proper management and retention of the trees to the boundaries, along with a well designed scheme and additional sympathetic planting, a residential development of the land would appear appropriately in the context of Cottenham and not appear as an intrusive extension into the Countryside.</p> <p>Cottenham is a Minor Rural Centre with a number of local facilities and services. The provision of further homes will provide additional residents to help support these services. It is fully expected that the development will contribute in the form of planning obligations to the Cottenham area.</p>
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

Does the site warrant further assessment?	Yes
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Tier 3: Site Specific Factors

Capacity	
Developable area	1.10 ha.
Site capacity	33 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	Yes

When would the site be available for development?	The site is available immediately.
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Achievability	
Phasing and delivery of the development	The first dwellings 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 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.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework.
NOTE: The site has gained planning permission for residential development.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Cottenham
Site name / address	The Woodyard, Cottenham
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 with public open space (note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)
Site area (hectares)	1.22 ha.
Site Number	241
Site description & context	The site lies slightly removed from the village framework on the north eastern side of Cottenham. The site is agricultural land that lies to the rear of an area of rough ground fronting Church Lane, a single track lane with limited passing places. With the exception of hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south. Note: the site is not adjacent to the village framework and can only be considered as part of a larger site with Site 269.
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	Previous attempts to gain planning permission have been unsuccessful (C/0871/61/ - 2 dwellings and C/0815/64/ - 1 dwelling) for being out of keeping with the character of existing development in this neighbourhood, outside the village framework, it would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside. The access road is substandard.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is an agricultural site on the north eastern side of Cottenham with no strategic constraints identified that would prevent the site from being developed. However, the site does not adjoin the village development framework and is therefore conditional on the adjoining site being found to have potential before it could be considered.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Cottenham Conservation Area lies approximately 55m to the west. • Listed Buildings – the Grade I Listed Church of All Saints lies approximately 200m to the west, together with various other Grade II Listed buildings along High Street. • Non-statutory archaeological site - The site is located in the historic core of the village to the east of the medieval parish All Saints church. County Archaeologists would require further information in advance of any planning application for this site

	<p>before it is able to advise on the suitability of the site for development.</p> <p>The site forms an important part of the setting of a Grade I church and several Grade II Listed Buildings and the Conservation Area. It would not be possible to mitigate impacts on the historic environment.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues - A depot located immediately to the south but use unknown and may require further assessment? Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues - A reported incident of flooding in 2010 associated with highway drain in Church Lane approx 65-100m from this site. • Utility services - pylons run along the Church lane road frontage and the eastern boundary of the site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site is adjacent to the historic core, in an area identified as having mature tree belts bordering the grounds of All Saint's Church, which combine with long back gardens to create a clearly defined edge. There are also long views to be had across to the church tower to the north of the site from the south. The site is adjacent to the village core and provides a rural setting for the linear historic core and a transition from village to</p>

	<p>Fen edge landscape. Any development in this location will impact on it's setting.</p> <p>The Cottenham Village Design Statement (2007) states: "The surrounding countryside, all of which is best and most versatile agricultural land, is flat and open with few farmsteads, trees or other landmarks. This creates long views within the parish and beyond. The pattern of the landscape is made by man: lodes, droves and field boundaries run in straight lines." It also recognises the importance on this area on the setting of Cottenham: "The pinnacled tower [of All Saints Church] acts as a focus around which the setting of the village revolves as one looks from Church Lane..." (page 4) and includes the following guideline (page 6) to protect the area:</p> <p>L/7: Protect vistas that contribute to the character and attractiveness of Cottenham.</p> <ul style="list-style-type: none"> • The following vistas are designated as meriting special protection: <ul style="list-style-type: none"> ○ the approaches to the Parish Church from the north of Long Drove and Church Lane. <p>The Draft Cottenham Conservation Area Appraisal (2007) states: "Church Lane heads south-east and is a farm track or drove road. The right hand side is lined with mature hedgerows including hawthorn and blackthorn. The boundary of the Conservation Area follows the backs of the long gardens of properties in High Street and marks the edge of the wide expanse of farmland." (page 27)</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed church. Previous planning applications have been refused (see Planning history), as development in this location would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside.</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 have a detrimental impact on the setting of Grade I Listed church and Conservation Area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential noise and flooding.</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>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>The Highway Authority believes that the access to site 269 (a junction located on The Woodyard) could also serve site number 241.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN OF 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and</p>

	<p>City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	
Can issues be mitigated?	<p>In part. It is not possible to provide safe highway access to the site. Access can only be achieved through the adjoining site.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage) and health.</p>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.82 ha if unconstrained)
Site capacity	25 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	No.
Site ownership status?	Site promoted by two landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	Not known.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	Not known.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	

Economic viability?	Viability Category 2 Viable sites
	This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.
	Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.
	In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).

Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Cottenham
Site name / address	Land at Oakington Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	100+ dwellings
Site area (hectares)	4.90 ha
Site Number	260
Site description & context	<p>The site lies on the south western edge of Cottenham to the north of Oakington Road. The majority of the land is agricultural, although a small area of land immediately to the rear of properties in the north eastern corner is not in intensive farming use, and has become overgrown grassland and may be in use as allotments and an orchard. Land fronting Oakington Road to the south comprises grassland with a couple of disused agricultural buildings.</p> <p>Note: the site has also been submitted as part of a larger site – as site 113.</p>
Current or last use of the site	Paddock / Arable Land
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	The site, as part of a larger site, was proposed through the production of LP 2004. The inspector did not consider there to be such a need for additional housing to justify allocation of this site, particularly given other sites were available in higher order settlements.

Source of site	Site suggested through call for sites
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Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is a small, predominantly agricultural, site on the south western edge of Cottenham with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Cropmarks show a site of intensive late prehistoric or Roman settlement 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>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"> Public Rights of Way - the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land on the edge of Rampton approximately 1.2km to the west. Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage

	<p>ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. <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 - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The site lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area.</p> <p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed farmland / long gardens having long wide views on approach across flat fields to wooded edge with houses visible between trees and hedges.</p> <p>The site is very exposed to views across the flat, arable land of the Green Belt to the south, which is open to the Oakington Road frontage. The site has a rural character, and creates a soft edge at this entrance to the village.</p> <p>The Cottenham Village Design Statement (2007) describes Cottenham as a linear village and that developers should "Create streets with a purposeful line: settlement should follow the street and should not be random. In general avoid closes and culs-de-sac."</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village.</p>
Can any issues be mitigated?	<p>Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site.</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 Oakington Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>Access onto Oakington Road access will be outside the 30mph speed limit on a relatively straight, fast road, where there is currently no public footpath.</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 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 Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any

	<p>mitigation is deemed necessary this will be funded by the developer.</p> <ul style="list-style-type: none"> • Surface Water - strategic SuDS will be required to attenuate run-off from the site in order to ensure that flood risk is not caused or exacerbated elsewhere. Whilst the site is Outside the Old West IDB District, surface water from this site would eventually drain into the Board's District. The District does not have any residual capacity to take extra direct discharge into the system. Therefore surface water from this site would have to be attenuated on site, we would only accept the existing Greenfield run-off rate into the Boards drains.
<p>Drainage measures?</p>	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
<p>School capacity? (Updated August 2013)</p>	<p>Cottenham has a primary school with a PAN OF 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p> <p>Update: County Council education officers have advised that the primary school is already being extended to meet existing needs and there is no capacity on the school site for expansion beyond this proposed scheme. Therefore the need for new primary school places created by any further housing allocations in Cottenham cannot be accommodated within the existing primary school. Therefore, additional housing development within the village would require additional primary education provision to be secured. Development of this scale would not be sufficient to support delivery of a second primary school, and even if it were sufficient to provide a small new school the pattern of provision would be likely to create educational challenges and imbalances within the village. Whilst not</p>

	insurmountable, there would be a need for clear consultation with the school and Parish Council to explore how the pattern of provision could best support the wider community. However, there is a strong chance that any changes would be resisted due to the investment that will have been made in the existing school before any decisions and changes could be implemented.
Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	
Can issues be mitigated? (Updated August 2013)	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and health. At this time capacity for primary education cannot be resolved appropriately.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	3.68 ha.
Site capacity	110 dwellings
Density	30 dph

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

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

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

Achievability	
Phasing and delivery of the development	The promoter has indicated 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?	None identified.
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the</p>

	existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.
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Site Assessment Conclusion
Site with 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.

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

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

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Cottenham
Site name / address	Land to the rear of 34 - 46 Histon Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	55-95 dwellings
Site area (hectares)	1.04 ha.
Site Number	263
Site description & context	<p>This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village.</p> <p>The land lies to the rear of gardens to numbers 34-46 Histon Road. It includes a strip of land adjacent to number 38 where there is a gated access from Histon Road to an agricultural building and land at the rear. The field is grassland, separated from a large arable field to the north with a hedgerow. The eastern and western boundaries are much more open.</p> <p>Note: there is significant overlap with site 123.</p>
Current or last use of the site	Hay Making
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	Land to the rear of 34-46 Histon Road has previously been considered for residential development through the production of LP 2004 and 1993. The Inspectors for both Local Plans did not see any

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

Rural Centre

Site 263 Land to the rear of 34-46 Histon Road, Cottenham

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	<p>reason to amend the Green Belt boundary to include the land within the village framework or allocate it for residential development.</p> <p>There have also been attempts to gain planning permission for residential development, ranging from a single dwelling (S/1385/79/O) to development of larger sites (S/335/79/O & S/1630/86/O).</p> <p>A proposal for residential development on 1.74 acres (S/335/79/O) was refused as it would lead to the consolidation of the ribbon development linking Cottenham to Histon that was undesirable, leading to the loss of the remaining semi-rural character, which is based on the remaining undeveloped frontage. It was also contrary to the Structure Plan, where Cottenham was restricted to small groups of infilling.</p> <p>The Inspector considering the appeal against refusal for development of a larger site, including land to north (S/1630/86/O), noted in his decision letter: “The proposal would not consolidate the development of the village...It would be a clear extension of development into the proposed Green Belt behind the ribbon of housing on the north western side of Histon Road, and it would be separated by a field from the boundary of existing housing to the north east.”</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</p>

	cause adverse effects on the setting and special character. (page 66)
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This grassland site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village, 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 • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are 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"> • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage

	<p>ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land Contamination - this site is adjacent to an area of industrial/commercial use, but the exact location is unclear. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. It also identified the linear character of development along the approach road for retention.</p> <p>The Cottenham Village Design Statement (2007) describes this part of the village: "Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside." (page 7)</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale</p>

	which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location. This was also the view of the appeal Inspector in his decision letter (S/1630/86/O) (see the Planning History section above.)
Can any issues be mitigated?	In part. With careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site. However, further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.

Infrastructure	
Highways access?	<p>Regarding sites in 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>It should be possible to provide safe road access onto Histon Road and development of this site would be acceptable in principle, subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-

	<p>development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</p>
<p>Drainage measures?</p>	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
<p>School capacity? (Updated August 2013)</p>	<p>Cottenham has a primary school with a PAN OF 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 95 dwellings could generate a need for early years places and a maximum of 33 primary school places and 24 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p> <p>Update: County Council education officers have advised that the primary school is already being extended to meet existing needs and there is no capacity on the school site for expansion beyond this proposed scheme. Therefore the need for new primary school places created by any further housing allocations in Cottenham cannot be accommodated within the existing primary school. Therefore, additional housing development within the village would require additional primary education provision to be secured. Development of this scale would not be sufficient to support delivery of a second primary school, and even if it were sufficient to provide a small new school the pattern of provision would be likely to create educational challenges and imbalances within the village. Whilst not insurmountable, there would be a need for clear consultation with the school and Parish Council to explore how the pattern of provision could best support the wider community. However, there is a strong chance that any changes would be resisted due to the investment that will have been made in the existing school before any decisions and changes could be implemented.</p>

Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	
Can issues be mitigated? (Updated August 2013)	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health. At this time capacity for primary education cannot be resolved appropriately.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	0.70 ha.
Site capacity	21 dwellings
Density	30 dph

Potential Suitability	
Conclusion	The site is 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 has indicated that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter has indicated that the first dwellings be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	None identified
Economic viability?	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with 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.

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	Cottenham
Site name / address	Land adjacent to The Woodyard, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development
Site area (hectares)	1.42 ha
Site Number	269
Site description & context	<p>The site lies adjacent to the village framework on the north eastern side of Cottenham. The site is pasture land accessed off Church Lane, a single track lane with limited passing places. With the exception of trees and hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south.</p> <p>Note: the site is adjacent to Site 241.</p>
Current or last use of the site	Pasture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	A previous attempt to gain planning permission for 2 dwellings has been unsuccessful (C/0871/61) for being out of keeping with the character of existing development in this neighbourhood.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is an area of pasture on the north eastern side of Cottenham with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the site lies adjacent to the Cottenham Conservation Area. • Listed Buildings – the Grade I Listed Church of All Saints lies approximately 120m to the west, together with various other Grade II Listed buildings along High Street. • Non-statutory archaeological site - The site is located in the historic core of the village to the east of the medieval parish All Saints church. 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 a Grade I church and several Grade II Listed Buildings and the Conservation Area. It would not be possible to mitigate impacts on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage

	<p>ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Flooding and drainage issues - A reported incident of flooding in 2010 associated with highway drain in Church Lane approx 65-100m from this site. • Noise issues - A depot located immediately to the south but use unknown and may require further assessment? Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Utility services - pylons run along the Church lane road frontage.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site is adjacent to the historic core, in an area identified as having mature tree belts bordering the grounds of All Saint's Church, which combine with long back gardens to create a clearly defined edge. There are also long views to be had across to the church tower to the north of the site from the south. The site is adjacent to the village core and provides a rural setting for the linear historic core and a transition from village to Fen edge landscape. Any development in this location will impact on it's setting.</p> <p>The Cottenham Village Design Statement (2007) states: "The surrounding countryside, all of which is best and most versatile agricultural land, is flat and open with few farmsteads, trees or other landmarks. This creates long views within the parish and beyond. The pattern of the landscape is made by man: lodes, droves and field boundaries run in straight lines." It also recognises the importance on this area on the setting of Cottenham: "The pinnacled tower [of All Saints Church] acts as a focus around which the setting of the village revolves as one looks from Church Lane..." (page 4) and includes the following guideline (page 6) to protect the area:</p> <p>L/7: Protect vistas that contribute to the character and attractiveness of Cottenham.</p> <ul style="list-style-type: none"> • The following vistas are designated as meriting special protection:

	<ul style="list-style-type: none"> o the approaches to the Parish Church from the north of Long Drove and Church Lane. <p>The Draft Cottenham Conservation Area Appraisal (2007) states: “Church Lane heads south-east and is a farm track or drove road. The right hand side is lined with mature hedgerows including hawthorn and blackthorn. The boundary of the Conservation Area follows the backs of the long gardens of properties in High Street and marks the edge of the wide expanse of farmland.” (page 27)</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The land forms an important part of the setting of this part of historically sensitive part of Cottenham. Previous planning applications (see Planning history) have been refused, as development in this location would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside.</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 have a detrimental impact on the setting of Grade I Listed church and Conservation Area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential noise and flooding.</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 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 The Woodyard would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>The Highway Authority believes that the access to this site could also serve site number 241.</p>

Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN OF 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
Any other issues?	

Can issues be mitigated?	Upgrades required 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 (0.96 ha if unconstrained)
Site capacity	29 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	Not known.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	Not known.

Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

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