

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

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

Index of Bassingbourn Site Assessment Proforma

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Site 078	Land between South End & Spring Lane, Bassingbourn	48 dwellings	667
Site 085	Next to Walnut Tree Close, North End, Bassingbourn	53 dwellings	674
Site 219	Land north of Elbourn Way, Bassingbourn	41 dwellings	680
Site 220	Land south of Poplar Farm Close & north of Brook Road, Bassingbourn	11 dwellings	687
Site 291	Land opposite 68 Spring Lane, Bassingbourn	12 dwellings	694

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Bassingbourn
Site name / address	North End & Elbourn Way, Bassingbourn
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)	2.80
Site Number	059
Site description & context	<p>The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the west and south. The site borders agricultural fields to the north and east, and also a small wooded area to the north. A drain runs through the centre of the site in a north-south direction.</p> <p>The site is two agricultural fields bordered by mature trees and hedges along the western, southern and part of the northern boundaries. The site includes a balancing pond associated with the adjoining residential development.</p> <p>The eastern half of the site is also included as part of site 219.</p>
Current or last use of the site	The site is in agricultural use and also includes a balancing pond.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	The eastern half of the site forms part of a site that was proposed for residential development through the Local Development Framework (Objection Site 9, June 2006). The Council rejected the site as its

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

Minor Rural Centre

	<p>development would have a detrimental effect on the character of the village by expanding the built area into the open countryside.</p> <p>The western half of the site was proposed for residential development through the Local Development Framework (Objection Site 11, June 2006). The Council rejected the site as its development:</p> <ul style="list-style-type: none"> • would be contrary to the requirements of PPS 25 due to its location within high and medium risk flood zones; • would have a detrimental impact on the character of the Conservation Area and settings of the listed buildings at Manor Farm; and • would have a significant impact on the distinctly rural character of this area of the village. <p>The Inspector examining the Local Plan 2004 concluded that the western half of this site has an intimate and attractive character which is a valuable feature of the immediate rural surroundings of Bassingbourn and makes a strong contribution to the Conservation Area. The Inspector also concluded that the eastern half of this site is in an area of countryside that forms part of a large scale landscape where development would be intrusive.</p> <p>The western half of this site was included as part an allocation for residential development in the Deposit Local Plan 1989. The Inspector examining the Local Plan 1993 concluded that it is essential that growth should not be permitted in Limited Rural Growth Settlements to such an extent that they would not be distinguishable from Rural Growth Settlements, and therefore recommended that the allocation for residential development including this site be omitted from the Local Plan. The Inspector noted that the allocation is very close to the church, that there are possible archaeological constraints within the site, and that satisfactory access could only be obtained through an adjacent allocation (that he also recommended should be omitted from the Local Plan) and across the corner of a nearby field. The Council accepted the Inspectors recommendation.</p> <p>S/0854/78 (residential development) – the planning application was dismissed on appeal in August 1979. The Inspector concluded that in principle residential development of this site would constitute an acceptable rounding off of development in this part of the village due to its situation close to the village centre and already being bounded on three sides by residential development. However the appeal was dismissed as the Inspector concluded that due to the Bassingbourn sewage treatment works and pumping station already being overloaded, the appeal proposal must be regarded as premature as although extensions to both are proposed there is uncertainty over the timescales for their completion.</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?	<ul style="list-style-type: none"> Flood Zone – the site includes small areas of Flood Zones 2, 3a and 3b along parts of the northern and southern boundaries, and also running north-south across the centre of the site. Listed Buildings – the site is approximately 85 metres east of the Grade I listed Church of St Peter and St Paul, approximately 80 metres east of the Grade II listed Manor Farm house, barn, garden house, and stables, approximately 70 metres south east of the Grade II listed Church Farm House, approximately 50 metres north of the Grade II listed dwellings and attached bakery and granary at 35 & 37 High Street, and approximately 135 metres north east of the Grade II listed Turnstile Cottage (North End).
Tier 1 conclusion:	The site consists of agricultural fields and a balancing pond located on the eastern edge of Bassingbourn. The site adjoins existing residential development to the west and south, agricultural fields to the north and east, and also a small wooded area to the north. A drain runs through the centre of the site in a north-south direction and therefore a small area of the site is at risk of flooding. The site is close to a number of Grade I and II listed buildings.
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 western half of the site is within the Bassingbourn Conservation Area and the remainder of the site is adjacent to the Bassingbourn Conservation Area. Development of this site is likely to have a major adverse effect on the Conservation Area and its setting due to the loss of significant open space within the Conservation Area which acts as a green rural backdrop to the farmsteads and the High Street and North End. Listed Buildings – the site is approximately 85 metres east of the Grade I listed Church of St Peter and St Paul, approximately 80 metres east of the Grade II listed Manor Farm house, barn, garden house, and stables, approximately 70 metres south east of the Grade II listed Church Farm House, approximately 50 metres north of the Grade II listed dwellings and attached bakery and granary at 35 & 37 High Street, and approximately 135 metres north east of the Grade II listed Turnstile Cottage (North End). Development of this site is likely to have a major adverse

	<p>effect on the settings of the listed buildings due to the loss of significant open space, the green rural backdrop and a functional link with rural land.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site – the site is located in the historic core of the village to the east of the medieval parish church of St Peter and St Paul. Archaeological investigations to the south revealed further evidence for medieval activity. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – a public footpath runs across the centre of the site in a north-south direction, providing a link to the High Street. • Biodiversity features (chalklands) - these support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site is military land and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance. • Flooding and drainage issues – the promoter has indicated that the site includes surface water drainage ponds and that these ponds could be relocated to land adjoining land. • Utility services – Anglian Water have advised that there are sewers crossing the site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. The eastern edge of the village is characterised by trees, hedgerows, woodland and small enclosed fields that provide separation between the housing and open arable fields and also provide a rural setting for the church and historic core. The Study also identifies the low density open character of the village and the</p>

	<p>inclusion of open spaces within the village as key attributes that would be threatened by further development within the village.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural and green setting for the listed buildings, conservation area and historic core of the village, and would also change the rural character of this wooded and enclosed area of the village. The proposed development would be contrary to the pattern of single depth development in the historic core of this part of village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impact on the townscape and landscape, and the settings of the listed buildings and the Conservation Area.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>The promoter has indicated that access could be obtained from Elbourn Way or The Limes.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for

	<p>Bassingbourn.</p> <ul style="list-style-type: none"> • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site could generate a need for early years places, primary school places and secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	The promoter has indicated that there is an agreement in place with George Wimpey Homes to move the existing lagoon onto adjoining land.
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity

Developable area	None (if unconstrained 2.10 ha)
Site capacity	None (if unconstrained 63 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?	No.
Site ownership status?	The site is owned by multiple landowners.
Legal constraints?	The promoter has indicated that there is a ransom strip from Elbourn Way onto the site.
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 has not indicated when the first dwellings could be completed on site.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site, however access to the site will need to be agreed as a priority.

Could issues identified be overcome?	The promoter has indicated that the issue of access to the site could be overcome by an agreement to access the site from Elbourn Way and The Limes.
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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Bassingbourn
Site name / address	Land off the Causeway, Bassingbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	30 dwellings
Site area (hectares)	1.03
Site Number	066
Site description & context	<p>The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the west and south, Bassingbourn cemetery to the east, and open countryside to the north.</p> <p>The site is a rectangular agricultural field, bordered by trees and hedges and is visible from The Causeway through gaps in the hedge.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The Inspector examining the Local Plan 2004 concluded that this site forms a significant part of the generally open gap of about 250 metres between the development frameworks of Bassingbourn and Kneesworth and therefore makes an important contribution to the separate physical identities of the two settlements.</p> <p>S/0727/84 (6 dwellings) – the planning application was dismissed on appeal in February 1985. The Inspector concluded that the site forms part of an open area with a pleasing rural character, which clearly</p>

	<p>defines and separates the built up areas of Bassingbourn and Kneesworth, and loss of a significant proportion of this open land would be seriously detrimental to the rural character and appearance of the area.</p> <p>S/0360/72 (residential development) – the planning application was dismissed on appeal in October 1973. The Inspector concluded that development of the appeal site would stand out prominently to the detriment of the rural area and that the proposed development would be a step towards closing the gap between the two villages.</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?	<ul style="list-style-type: none"> Listed Buildings – the site is approximately 30 metres west of the Grade II listed chapels at Bassingbourn cemetery.
Tier 1 conclusion:	The site is a rectangular agricultural field located on the eastern edge of Bassingbourn and adjoins existing residential development to the west and south, Bassingbourn cemetery to the east, and open countryside to the north. The Grade II listed chapels at Bassingbourn cemetery are approximately 30 metres east of the site.
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 - the site is approximately 30 metres from the Grade II listed chapels at Bassingbourn cemetery. Development of this site is likely to have a major adverse effect on the settings of the listed buildings at the cemetery, and other listed buildings along The Causeway and the eastern end of the high street, due to the loss of openness and the rural backdrop. Non-statutory archaeological site – the site is located to the east of the historic village core. Archaeological investigations to the south have revealed evidence for prehistoric activity. Further

	<p>information would be necessary in advance of any planning application for this site.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – there is an oak tree with a Tree Preservation Order in private ownership along the western boundary of the site. The boundaries of this site appear to be heavily treed and need to be accommodated. • Biodiversity features (chalklands) - these support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site is directly adjacent to military land and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. The Causeway is described as having a predominantly linear character, with the majority of the housing set back from the road, creating a bleak open character that is reinforced by the exposed southern boundary which provides long distance views over arable fields. Bassingbourn Cemetery and the fields either side are described as enclosed. The gardens of new residential development on Elbourn Way form a distinct edge to the village of Bassingbourn.</p> <p>The site is located in an area of enclosed fields that creates a separation between the villages of Bassingbourn and Kneesworth.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in a reduction of the green separation between the villages of Bassingbourn and Kneesworth, would change the open character of this area, and would affect the settings of listed buildings, the village and the conservation area.</p>

Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the townscape and landscape, and the settings of the listed buildings.
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Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to The Causeway 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 – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County

	<p>Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 30 dwellings could generate a need for early years places, a maximum of 11 primary school places and 8 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

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

Capacity	
Developable area	None (if unconstrained 0.93 ha)
Site capacity	None (if unconstrained 28 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?	The site is owned by Parker Farms (Bassingbourn) Ltd.

Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed; however there has been interest in the site from a developer.
When would the site be available for development?	The promoter indicates that the site is available immediately.

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

	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).
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Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Bassingbourn
Site name / address	Land between South End & Spring Lane, Bassingbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Residential development. Adjoining land to the north is anticipated to come forward as a recreation ground provided by the Parish Council, and may need to include some land within this site.
Site area (hectares)	2.12
Site Number	078
Site description & context	<p>The site is located on the southern edge of Bassingbourn and adjoins residential development to the north, west and east and Ford Wood to the south. The site also borders agricultural land and the Willmott Playing Field to the north.</p> <p>The site consists of an agricultural field and the house and garden at 60 Spring Lane, and includes a spring in the north-east corner. A footpath runs along part of the southern boundary of the site.</p>
Current or last use of the site	The site is currently in residential and agricultural use.
Is the site Previously Developed Land?	Partly.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The Inspector examining the Local Plan 1993 concluded that the land at Clear Farm is wholly open in character, and development of this land would be harmful to the character and appearance of this part of the village.</p> <p>S/0439/10 (change of use to recreational land for the provision of</p>

	junior football pitch, fencing and area for earth cycle ramps) – planning permission was granted in January 2012. This planning permission is for land adjoining the site.
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?	<ul style="list-style-type: none"> • Flood Zone – the site includes a small area within Flood Zones 2, 3a and 3b within the eastern section of the site. • Listed Buildings – the site is approximately 80 metres north west of the Grade II listed dwelling at 68 Spring Lane, approximately 90 metres south of the Grade II listed United Reformed Church (now converted to residential use), approximately 75 metres east of the Grade II listed dwelling at 43 & 45 South End, approximately 120 metres east of the Grade II listed dwelling at 53 South End, approximately 30 metres from the Grade II listed barns, coach house, bake house, maltings and dovecote at Clear Farm (now converted to residential use) and approximately 50 metres from the Grade II listed dwelling at 29 South End.
Tier 1 conclusion:	The site consists of an agricultural field and house and garden located on the southern edge of Bassingbourn. The site adjoins residential development to the north, west and east, Ford Wood to the south and The Willmott Playing Field to the north. A small area of the site is at risk of flooding and the site is close to a number of Grade II listed buildings.
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 – a small area of the site is within the Bassingbourn Conservation Area and the remainder of the site is adjacent to the Conservation Area. • Listed Buildings – the site is approximately 80 metres north west of the Grade II listed dwelling at 68 Spring Lane, approximately 90 metres south of the Grade II listed United Reformed Church (now converted to residential use), approximately 75 metres east of the Grade II listed dwelling at 43 & 45 South End, approximately 120 metres east of the Grade II listed dwelling at 53 South End, approximately 30 metres from the Grade II listed barns, coach house, bake house, maltings and dovecote at Clear Farm (now converted to residential use) and approximately 50

	<p>metres from the Grade II listed dwelling at 29 South End.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site – the site is located on the southern side of the historic village core, in an area likely to have been developed in the early post medieval period. Archaeological investigations to the west have revealed evidence for Iron Age and Saxon activity. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – a public footpath runs from Spring Lane into the site, before splitting into two to provide links to the Willmott Playing Field and South End. • Biodiversity features (chalklands) - these support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – there is an area of land at the west side of this site known to be contaminated with asbestos which would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. The southern routes into the village along Spring Lane and South End are characterised by linear residential development that provides a soft edge to the village. Between these two roads are enclosed fields and mature hedgerows that provide a well wooded rural edge to the village and emphasise its rural character. The Study also identifies the low density open character of the village and the inclusion of open spaces within the village as key attributes that would be threatened by further development within the village.</p> <p>Development of this site would have some adverse impact on the</p>

	landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village, and would also change the rural character of this area of the village.
Can any issues be mitigated?	In part – it should be possible to mitigate the impacts on the townscape and landscape, and settings of the listed buildings and Conservation Area through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on Spring Lane in place of number 60 would be acceptable to the Highway Authority, subject to acceptable visibility splays being provided.</p> <p>The promoter has indicated that there are presently two ways into the site and that 60 Spring Lane was acquired to form one of the potential access points. The promoter has also indicated that there may also be an opportunity for an additional access subject to availability and agreement of terms over land in South Cambridgeshire District Council's ownership.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site,

	however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for could generate a need for early years places, primary school places and secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	1.59 ha
Site capacity	48 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?	The site is owned by Cambridgeshire County Council.
Legal constraints?	The promoter has indicated that there may be legal constraints to overcome in securing suitable access to the site.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter has indicated that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site, and that the site is within a high value part of the county and therefore there are unlikely to be viability issues.
Could issues identified be overcome?	No issues identified.
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</p>

	<p>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>
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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
Local Green Space; 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	Bassingbourn
Site name / address	Next to Walnut Tree Close, North End, Bassingbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	30-40 dwellings
Site area (hectares)	3.14
Site Number	085
Site description & context	<p>The site is located on the northern edge of Bassingbourn and adjoins residential development to the south and open countryside to the east and west. The site adjoins a smallholding to the north, which includes areas of woodland, orchards, vineyards and vegetable fields.</p> <p>The site is a rectangular agricultural field bordered by trees and hedges, and is visible from North End. Drains run along the western and eastern boundary.</p>
Current or last use of the site	The site is currently in agricultural use as arable land.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The Inspector examining the Local Plan 2004 concluded that this land together with land on the opposite side of the road forms an area of strong countryside character clearly separating Bassingbourn from the substantial cluster of houses at North End.</p> <p>S/0457/89 (8 houses) – planning permission was refused in May 1989 as the site was located outside the development framework.</p>

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?	<ul style="list-style-type: none"> Flood Zone – approximately a quarter of the site along the western and eastern boundaries is within Flood Zones 2, 3a and 3b.
Tier 1 conclusion:	The site is a rectangular field located on the northern edge of Bassingbourn that adjoins residential development to the south, open countryside to the east and west, and a smallholding to the north. Drains run along the western and eastern boundary, and therefore approximately a quarter of the site is at risk of flooding.
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 north of the historic village core. Finds of Roman and Saxon date are known in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – there is a public footpath that runs along the eastern edge of the site and continues into the village. Biodiversity features (chalklands) - these support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show

	<p>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 – the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – the site is adjacent to military land and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance. Small wind turbine to north at Bleak Farm may require a noise impact assessment. • Utility services (e.g. pylons) – the promoter has indicated that a pipe line runs through the site and that this cannot be built on and must have a 3 metre buffer either side.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. The North End approach to the village provides wide views of the village edge across flat arable fields and views from the village to the attractive older buildings at the junction of North End, Guise Lane and Fen Road. The long rear gardens of Walnut Tree Close form a fairly soft but well defined boundary to the village edge.</p> <p>Development of this site would have some adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the views across the open fields, which are considered as key attribute, and would also change the well defined village edge provided by the gardens of Walnut Tree Close.</p>
Can any issues be mitigated?	In part – it should be possible to partly mitigate the impact on landscape and townscape through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p>

	A junction located on to North End would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 30-40 dwellings could generate a need for early years places, a maximum of 14 primary school places and 10 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Bassingbourn Village College and/or the provision of a new school.</p>

Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	1.77 ha
Site capacity	53 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?	No.
Site ownership status?	The site is owned by multiple landowners, that are all part of D&M Sharp Farming Ltd.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed; however there has been interest in the site from a developer.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter indicates that the first dwellings could be completed on site in 2011-16.

Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
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 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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Bassingbourn
Site name / address	Land north of Elbourn Way, Bassingbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Up to 100 dwellings with public open space
Site area (hectares)	5.31
Site Number	219
Site description & context	<p>The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the south and north west. The site borders agricultural fields to the west and east, and also small wooded areas to the west. A drain runs along the western boundary of the site.</p> <p>The site is an agricultural field bordered by mature trees and hedges along the western and southern boundary. The south-west corner of the site includes a balancing pond associated with the adjoining residential development.</p> <p>The southern section of the site is also included as part of site 059.</p>
Current or last use of the site	The site is in agricultural use and also includes a balancing pond.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	The site was proposed for residential development through the Local Development Framework (Objection Site 9, June 2006). The Council rejected the site as its development would have a detrimental effect

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

Minor Rural Centre

	<p>on the character of the village by expanding the built area into the open countryside.</p> <p>The Inspector examining the Local Plan 2004 concluded that the eastern half of this site is in an area of countryside that forms part of a large scale landscape where development would be intrusive.</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?	<ul style="list-style-type: none"> • Flood Zone – the site includes very small areas of Flood Zones 2 and 3a along the western boundary of the site. • Listed Buildings – the site is approximately 265 metres east of the Grade I listed Church of St Peter and St Paul, approximately 260 metres north east of the Grade II listed Manor Farm house, barn, garden house, and stables, approximately 230 metres east of the Grade II listed Church Farm House, and approximately 330 metres north east of the Grade II listed Turnstile Cottage (North End).
Tier 1 conclusion:	The site is an agricultural field and balancing pond located on the eastern edge of Bassingbourn. The site adjoins existing residential development to the south and north west, agricultural fields to the west and east, and small wooded areas to the west. A drain runs along the western boundary of the site and therefore very small areas of the site are at risk of flooding. The site is close to a number of Grade I and II listed buildings.
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 Bassingbourn Conservation Area. Development of this site is likely to have an adverse effect on the setting of the Conservation Area due to the loss of a green rural backdrop to North End and the farmsteads within the Conservation Area. • Listed Buildings – the site is approximately 265 metres east of the Grade I listed Church of St Peter and St Paul, approximately 260 metres north east of the Grade II listed Manor Farm house, barn, garden house, and stables, approximately 230 metres east of the Grade II listed Church Farm House, and approximately 330 metres north east of the Grade II listed Turnstile Cottage (North End).

	<p>metres north east of the Grade II listed Turnstile Cottage (North End). Development of this site is likely to have a major adverse effect on the settings of the listed buildings due to the loss of significant open space, the green rural backdrop and the functional link with countryside beyond.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site – the site is located in the historic core of the village, to the east of the medieval parish church of St Peter and St Paul. Earthwork remnants of a moat. Archaeological investigations to the west revealed evidence of Saxon and medieval activity. We would <u>object</u> to the development of this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – a public footpath runs along the western boundary of the site and provides a link to North End and the High Street. • Biodiversity features (chalklands) - these support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site is military land and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance. • Flooding and drainage issues – the promoter has indicated that the site includes surface water drainage ponds created as part of the development off The Causeway and that these ponds could be relocated to land further north. • Utility services – Anglian Water have advised that there are sewers crossing the site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. The eastern edge of the village is characterised by trees, hedgerows, woodland and small enclosed fields that provide</p>

	<p>separation between the housing and open arable fields and also provide a rural setting for the church and historic core. The Study also identifies the low density open character of the village and the inclusion of open spaces within the village as key attributes that would be threatened by further development within the village.</p> <p>Development of this site would have an adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and form part of the rural setting for the listed buildings and conservation area. The proposed development would be contrary to the pattern of single depth development in the historic core of the village.</p>
Can any issues be mitigated?	<p>In part – it should be possible to partly mitigate the impact on the townscape and landscape, and the settings of the listed buildings and Conservation Area, through careful design and through the development of only the northern section of the site. Development of only this section of the site would ensure that a green and rural setting is retained around the historic core of the village and that the rural character is retained.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The promoter has indicated that access to the site could be obtained from Elbourn Way. The Highways Authority has stated that the proposed access is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the

	<p>capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment provided.
School capacity?	<p>Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for up to 100 dwellings could generate a need for early years places, a maximum of 35 primary school places and 25 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. Suitable access to the revised site would need to be agreed with the Highways Authority. An acceptable highway access to the northern part of the site would be difficult to achieve.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity

Developable area	1.36 ha (site reduced to include only the northern part of the site adjacent to the existing dwellings on Park View and Park Close, gross site area of 1.51 ha)
Site capacity	41 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?	No.
Site ownership status?	The site is owned by multiple landowners.
Legal constraints?	There is a ransom strip at the end of Elbourn Way.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately.

Achievability

Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.

Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
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 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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Bassingbourn
Site name / address	Land south of Poplar Farm Close & north of Brook Road, Bassingbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	10-12 dwellings
Site area (hectares)	0.51
Site Number	220
Site description & context	<p>The site is located on the western edge of Bassingbourn and adjoins residential development to the north, south and east, and parkland consisting of grassy pasture with clusters of trees to the west. The site borders 8 Brook Road to the west.</p> <p>The site comprises of a mixture of garden, paddocks, former orchard and agricultural buildings. The site is largely screened from Brook Road and the adjoining residential development by mature hedges and trees.</p>
Current or last use of the site	The site is currently a mixture of garden, paddocks, former orchard and agricultural buildings.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The site was proposed for residential development through the Local Development Framework (Objection Site 8, June 2006). The Council rejected the site as its development:</p> <ul style="list-style-type: none"> • would be contrary to its designation as part of an Important Countryside Frontage; • would be contrary to the requirements of PPS 25 due to its

	<p>location within Flood Zone 3;</p> <ul style="list-style-type: none"> • could have a detrimental impact on the character of the Conservation Area; and • would intrude into the open countryside and rural character of the area. <p>The Inspector examining the Local Plan 2004 concluded that this site contributes to the character of the Conservation Area by bringing undeveloped land close to the heart of the village and providing a connecting link with the attractive parkland landscape opposite the village college.</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?	<ul style="list-style-type: none"> • Listed Buildings – the site is approximately 30 metres west of the Grade II listed Poplar Farm House and approximately 20 metres north west of the Grade II listed dwelling at 1 Brook Road, part of which has been changed to a dental surgery.
Tier 1 conclusion:	The site comprises of a mixture of garden, paddocks, former orchard and agricultural buildings located on the western edge of Bassingbourn. The site adjoins residential development to the north, south and east, and parkland consisting of grassy pasture with clusters of trees to the west. The site is largely screened from Brook Road and the adjoining residential development by mature hedges and trees. The site is close to two Grade II listed buildings.
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 within the Bassingbourn Conservation Area. • Listed Buildings – the site is approximately 30 metres west of the Grade II listed Poplar Farm House and approximately 20 metres north west of the Grade II listed dwelling at 1 Brook Road, part of

	<p>which has been changed to a dental surgery.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site – the site is located in the historic core of the village to the south of the medieval parish church of St Peter and St Paul. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – trees with Tree Preservation Orders are present on the boundary of the site and should be retained using current best practice and guidance unless detailed tree surveys prove otherwise. • Important Countryside Frontage – the site forms part of an ICF between 8 Brook Road and 1 North End. • Biodiversity features (chalklands) - these support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrows and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnets, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site appears to be agricultural use and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Noise from Brook Road but can be mitigated by design and layout, which may influence density.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. Brook Road and the southern section of North End form the western part of the historic core of Bassingbourn and border substantial woodland and grassland areas that create an enclosed edge to the village. The Brook Road approach to Bassingbourn is characterised by mature trees and views of the church spire.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the loss of mature trees and enclosed areas of grassland along the western edge of the village which are considered key attributes, and would also change the townscape of the historic core which contains</p>

	a number of buildings of interest.
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the townscape and landscape. The site forms part of an Important Countryside Frontage.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Brook Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>The promoter has indicated that access to the site will be via Poplar Farm Close.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.

School capacity?	<p>Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 10-12 dwellings could generate a need for early years places, a maximum of 4 primary school places and 3 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 0.38 ha)
Site capacity	None (if unconstrained 11 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?	The site is owned by a single landowner.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite</p>

	<p>facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Bassingbourn
Site name / address	Land opposite 68 Spring Lane, Bassingbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	10-12 dwellings
Site area (hectares)	0.61
Site Number	291
Site description & context	<p>The site is located on the southern edge of Bassingbourn and adjoins existing low-density residential development to the north, south and west. The site borders open countryside to the east.</p> <p>The site is heavily wooded, although the promoter has indicated that the site is a redundant rhubarb field.</p>
Current or last use of the site	Heavily wooded.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>Three planning applications for residential development were refused in the 1970s as the Bassingbourn Sewage Treatment Works was already operating above design capacity and additional development would have caused a deterioration of effluent quality.</p> <p>S/0723/00 (2 dwellings) – planning permission was granted in May 2000, but has not been implemented. S/1192/03 (2 dwellings),</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?	<ul style="list-style-type: none"> Listed Buildings – the site is adjacent to a Grade II listed dwelling at 68 Spring Lane.
Tier 1 conclusion:	The site is heavily wooded and located on the southern edge of Bassingbourn. It adjoins existing residential development to the north, south and west and borders open countryside to the east. The site is adjacent to a Grade II listed dwelling at 68 Spring Lane.
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 – the site is adjacent to a Grade II listed dwelling at 68 Spring Lane. Non-statutory archaeological site – the site is located on the south-eastern side of the historic village core. A track way of probable medieval date is known to the east. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features (chalklands) - these support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade – the site is grade 2 agricultural land.

Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. Spring Lane is characterised by linear residential development that provides a soft edge to the village. The Study also identifies the low density open character of the village as a key attribute that would be threatened by further development within the village.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and introduce development behind the linear development fronting onto Spring Lane and so would change the rural character of this area of the village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the townscape and landscape.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>This site is in principle acceptable to the Highway Authority.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an

	<p>upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 10-12 dwellings could generate a need for early years places, a maximum of 4 primary school places and 3 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity

Developable area	None (0.41 ha if unconstrained)
Site capacity	None (if unconstrained 12 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?	The site is owned by a single landowner.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed; however there has been interest in the site from a developer.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability

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

Could issues identified be overcome?	No issues identified.
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.