

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

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

Index of Hauxton Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 040	Land north of High Street, Hauxton (land east of 33 High Street, Hauxton)	68 dwellings	1852
Site 192	Land to the east of The Lane, Hauxton	173 dwellings	1860

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Hauxton
Site name / address	Land north of High Street (land east of 33 High St)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	120 dwellings
Site area (hectares)	3 ha
Site Number	040
Site description & context	<p>The site is on the eastern edge of Hauxton, north of the High Street and adjacent to the M11 motorway, which marks the eastern boundary of the site. To the north and west of the site is open countryside. The River Granta flows to the north west of the site. To the west is a house and farmland. To the southwest are houses along the High Street and directly south is countryside.</p> <p>The southern half of the site adjacent to the High Street is used for allotments. The rest is meadow adjacent to the River Granta.</p>
Current or last use of the site	Agricultural and allotments
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. Hauxton is one of the inner necklace villages, which is within the outer rural area of the GB identified in the Cambridge Green Belt Study 2002. This landscape does not have distinct views of the city. The main function of the GB around Hauxton is to assist in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone- the northern half of the site is in flood zone 3b with a small middle section in flood zone 2. • Minerals and Waste LDF designations – the entire site is within a safeguarding area for sand and gravel.
Tier 1 conclusion:	<p>The site is on the eastern edge of Hauxton, north of the High Street and adjacent to the M11 motorway. To the north and west of the site is open countryside. The River Granta flows to the north west of the site. To the west is a house and farmland. To the southwest are houses along the High Street and directly south is countryside.</p> <p>The southern half of the site adjacent to the High Street is used for allotments. The rest is meadow adjacent to the River Granta.</p> <p>The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages. • A landscape which retains a strong rural character. <p>The northern half of the site is within flood zone 3b with some part</p>

	zone 2. The entire site is within a mineral safeguarding area for sand and gravel identified in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.
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 – a Grade 2 Listed Building is west of the site at 31 High Street (Distance - 140 metres). Non-statutory archaeological site - The site is located in an area of dense crop marks indicative of prehistoric and Roman settlement, including Scheduled Monuments to the north (SAM58) and east (SAM73). 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"> Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as 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 (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 3 for northern part of site / Grade 2 for southern half of site.
Physical considerations?	<ul style="list-style-type: none"> Land contamination - Allotments in south, requires assessment, can be conditioned. Noise issues - The east of the site bounds the M11. There are high levels of ambient / diffuse traffic noise in the area which is likely to influence the design / layout and number / density of residential premises. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. At least half the site nearest M11 is likely to be NEC C (empty site) for night: PPG24 advice “Planning permission should not normally be granted. Where it is considered that permission should be given, for example

	<p>because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise". Residential could be acceptable with high level of mitigation. However before this site is allocated for residential development it is recommended that these noise threats / constraints are thoroughly investigated in accordance with PPG 24: Planning and Noise and associated noise guidance for any new housing. This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability.</p>
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identifies Hauxton as one of the many chalkland villages within the district. The village has a linear form. Key attributes include the many mature trees and hedgerows both around and within the village and the presence of the River Granta to the north of the village.</p> <p>The site is north of the High Street and a fence is along most of this boundary – there are therefore clear views into the site from the road over the allotments. From the site looking southwards there are wide views across open countryside.</p> <p>The first houses on entering Hauxton from the east are on the south side of the High Street and are directly opposite the western part of the site but a mature hedgerow screens their views across the allotments. The approach into the village from this eastern edge is dominated by this hedgerow which is a feature highlighted by the SCVCS.</p> <p>The presence of the M11 to the east of the site is visually screened by a bank of tall mature trees for the whole length of this boundary. The motorway is elevated at this point so the trees provide an important function acting as a barrier to seeing and hearing the road. From the motorway the only views of the site are where the High Street goes under the motorway and there is an open view across the allotments towards Hauxton, which is almost totally screened by trees.</p> <p>The western boundary of the site is with a bungalow and its garden, which is set behind the mature hedgerow. The hedgerow encloses the property from the adjoining allotments.</p> <p>The site is divided from east to west by a well-established hedge with mature trees within it. The northern part of the site beyond this hedge is completely screened from views from the High Street. This section of the site is part of the meadows adjacent to the River Granta with groups of trees and there is a continuation of the bank of trees adjacent to the motorway.</p>

	Development of this site would have an adverse effect on the landscape and townscape setting of Hauxton. The site does not relate well the built form of the village, as there is only sporadic development on the northern side of High Street comprising mainly farm buildings. The site will need a high level of noise mitigation, which is likely to have a detrimental impact on the landscape and townscape character in this rural location.
Can any issues be mitigated?	No. Townscape and landscape impacts, together with noise impacts, which would require a high level of mitigation. Development of this site would not relate well the rural character of this part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around 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 High Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Hauxton is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield sewage treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.

Drainage measures?	No FRA provided. Drains / Channels from the river follow the northern and eastern boundary and also dissect the site in the middle from west to east.
School capacity?	<p>Hauxton has one primary school with a PAN of 12 and school capacity of 84, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a large deficit of 121 primary places in Hauxton taking account of planned development in Hauxton, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 120 dwellings could generate a need for early years places and a maximum of 42 primary school places and 30 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	The Surgery, Harston (1.41miles) – no capacity. Need extra space to meet Hauxton growth. Shelford Medical Practice (1.51miles) – Limited capacity. Extra space to be funded by Hauxton Section 106. Trumpington Surgery (1.71miles) - Limited capacity. Will be moving to new site within Clay Farm development.
Any other issues?	The promoter has provided the following additional information Affordable housing at 40%; Public open space at levels set out in the SPD.
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health

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

Capacity	
Developable area	None (2.25 ha if unconstrained)
Site capacity	68 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?	Ely Diocesan Board of Finance
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	N/A
Economic viability?	Viability Category 1 Most viable sites This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

	<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 no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Hauxton
Site name / address	Land to the east of The Lane
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 140 dwellings with public open space and potential for a small convenience store
Site area (hectares)	7.7 ha.
Site Number	192
Site description & context	<p>The site is on the southern edge of Hauxton. It is bordered on three sides by farmland. To the north of the site is residential and to the northwest is an extensive wooded area that separates the village from Harston. The London Kings Cross railway line follows part of the southern boundary of the site. A byway follows part of the western boundary.</p> <p>The site is a large arable field.</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. Hauxton is one of the inner necklace villages, which is within the outer rural area of the GB identified in the Cambridge Green Belt Study (CGBS) 2002. This landscape does not have distinct views of the city. It is however identified in the study as open countryside separating Hauxton from Little Shelford. Its main purpose is to prevent the coalescence of these settlements. The main function of the GB around Hauxton is to assist in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Minerals and Waste LDF designations – all but the south east corner of the site is within a mineral safeguarding area for sand and gravel. • Proximity to hazardous installations – part of northwest corner of the site is in Hauxton area.
Tier 1 conclusion:	<p>The site is on the southern edge of Hauxton. It is bordered on three sides by farmland. To the north of the site is residential and to the northwest is an extensive wooded area that separates the village from Harston. The London Kings Cross railway line follows part of the southern boundary of the site.</p> <p>The site is a large arable field within a mineral safeguarding area for sand and gravel identified in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p> <p>The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages. • A landscape which retains a strong rural character

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

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - The site is located in an area of dense cropmarks indicate of prehistoric and Roman settlement, including a group of linear features within the site. 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 - a byway follows the entire length of the western boundary from the Lane in the village southwards towards the London Road in Harston. • Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - The site is approximately 150 west of the M11. There is also an operational railway immediately to the South boundary. There are high levels of ambient / diffuse traffic noise and other noise sources. Noise likely to influence the design / layout and number / density of residential premises. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. Site similar to North West Cambridge and at least half the site nearest M11 is likely to be NEC C (empty site) for night: PPG24 advice is “Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise”. Residential could be acceptable with high level of transport noise mitigation. However before this site

	<p>is allocated for residential development it is recommended that these noise threats / constraints are thoroughly investigated in accordance with PPG 24: Planning and Noise and associated noise guidance for any new housing. This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability.</p>
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identifies Hauxton as one of the many chalkland villages within the district. The village has a linear form. Key attributes include the many mature trees and hedgerows both around and within the village and the presence of the River Granta to the north of the village.</p> <p>The site is south of Hauxton in open countryside with few field boundaries. To the east of the site is the M11, which is elevated in this section. From this road there are clear views across the flat featureless site towards the village that is hidden by trees.</p> <p>To the north of the site is the edge of Hauxton with a number of cul-de-sacs located at the end of The Lane – Hawthorn Avenue and Willoways. The orientation of the properties is such that few directly look out over the site. There are trees along this boundary with the site.</p> <p>The byway, which extends from The Lane southwards towards Harston is tree lined and the wooded landscape links with the extensive wooded area to the north west of the site. The SCVCS identifies this extensive woodland area as providing a separation between Hauxton and Harston.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Hauxton. The site is very visible in the wider landscape, where there is a clear edge to the village.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant townscape and landscape impacts, together with noise impacts from road and rail, which would require a high level of mitigation. Development of this site would not relate well the rural character of this part of the village and it would not be possible to mitigate impact of a very visible site.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around 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</p>

	<p>(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 access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to require local and upstream reinforcement • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Hauxton is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield sewage treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided. A channel dissects the site from north to south. (as shown on OS layer).
School capacity?	<p>Hauxton has one primary school with a PAN of 12 and school capacity of 84, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a large deficit of 121 primary places in Hauxton taking account of planned development in Hauxton, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 140 dwellings could generate a need for early years places and a maximum of 49 primary school places and 35 secondary places.</p> <p>Development of this site would require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>The Surgery, Harston (1.41miles) – no capacity. Need extra space to meet Hauxton growth. Shelford Medical Practice (1.51miles) – Limited capacity. Extra space to be funded by Hauxton Section 106. Trumpington Surgery (1.71miles) - Limited capacity. Will be moving to new site within Clay Farm development.</p>

Any other issues?	The promoter has provided the following additional information Proposal to include outdoor recreation e.g. public open space.
Can issues be mitigated?	No. It is not possible to provide safe highway access to the site. Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

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

Capacity	
Developable area	None (5.78 ha if unconstrained)
Site capacity	173 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?	Trustees of the RJ Feilden 1984 Discretionary Settlement
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16 / 2016-21
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

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