

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

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

Index of Cambourne Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 303	Land at Cambourne Business Park	165 dwellings	2224

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	August 2013
Location	Cambourne
Site name / address	Land at Cambourne Business Park
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	New housing (approximately 230 dwellings) and employment.
Site area (hectares)	7.33 ha
Site Number	303
Site description & context	The site is located within the Cambourne Business Park, and adjoins business uses to the north and east. The site adjoins Lower Cambourne to the south and open countryside to the west. The southern and western boundaries of the site are bordered by trees and footpaths / bridleways that form part of the landscaping buffer of the Cambourne development. The site is vacant grassed land.
Current or last use of the site	The site consists of vacant grassed land.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The Cambourne Business Park is an Established Employment Area in the Countryside (Policy ET/3, 2b).
Planning history	S/1371/92 (new settlement comprising up to 3,000 dwellings, shops, community facilities, primary school, employment and associated ancillary development) – outline planning permission was granted in April 1994. S/6196/03 (two research and development buildings) – reserved matters planning permission was granted in May 2003.
Source of site	Issues and Options Consultation 2012

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"> Scheduled Monument – two scheduled monuments for moated sites are located at least 1,950 metres west of the site.
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site – archaeological investigations undertaken in connection with the existing Cambourne development have identified and extensively settled and developed landscape from the Iron Age. This site has been evaluated in connection with the construction of the business park. No further archaeological work is necessary.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – there is a bridleway that runs along the western and southern boundaries of the site and into the centre of Cambourne. Biodiversity features (Claylands) - these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade – the site is grade 2 agricultural land.

Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – the site is in an area where local air quality and the likely impact of the development on air quality is not a concern. • Noise issues – no obvious noise related issues, therefore no objection in principle. Need to ensure that the commercial and residential uses are compatible; this should be possible through mitigation but may require restrictive operational controls.
Townscape and landscape impact?	<p>The site is within the existing development of Cambourne and is identified as land for employment uses; therefore development of this site would not have an adverse impact on the landscape.</p> <p>Development of this site would need to have regard to the surrounding townscape that consists of residential properties and commercial buildings.</p>
Can any issues be mitigated?	N/A – no issues have been identified that would require mitigation.

Infrastructure	
Highways access?	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>The Highways Authority comment that the site can be accessed with some mitigation measures.</p> <p>The site has 3 existing access points to the Business Park estate road.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – likely to be supported within the existing network as the site is identified for employment uses, however if this is not possible, development of the site may require some local and upstream reinforcement. • Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Cambourne is already served by gas (although it is not provided by National Grid). • Mains sewerage – the wastewater treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any

	mitigation required will be funded by the developer.
Drainage measures?	No Flood Risk Assessment submitted.
School capacity?	<p>Cambourne has three primary schools with a PAN of 180 children and a school capacity of 1,260 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a deficit of 396 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p> <p>Planning permission (S/1898/11) for a new secondary school at Cambourne was granted planning permission in May 2012 subject to a number of conditions. It is anticipated the new secondary school will open in September 2013.</p>
Health facilities capacity?	Monkfield Medical Practice – an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However the development would have a direct impact on the A428 with potential capacity issues.

Tier 2 Conclusion:	- Adverse impacts capable of partial mitigation.
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Tier 3: Site Specific Factors

Capacity	
Developable area	5.5 ha
Site capacity	165 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? (Updated August 2013)	No.
Site ownership status? (Updated August 2013)	Partly owned by Development Securities Plc but also including additional owners.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has been marketed for employment use over a number of years, without success due to a lack of demand for large plots. The promoter has not indicated whether the site has been marketed for residential development.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter has indicated that: <ul style="list-style-type: none"> • It is likely that the first dwellings could be completed on site in 2011-16. • It should be possible to complete the development before 2031.
Are there any market factors that would significantly affect deliverability?	The promoter has not identified any market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has not identified any cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.

Economic viability?	<p><u>Viability Category 4 Least viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>
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Tier 3 Conclusion:	+++ Potentially suitable with good availability and achievability.
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Site Assessment Conclusion
Site with development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Site allocated for residential development as part of a larger site to the west (Policy SS/8). Inside proposed Development Framework. See separate proforma for the allocated site.