

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

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

**Index of Oakington Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 014	Arcadia Gardens, Oakington	0 dwellings	1992
Site 067	Land at Manor Farm Close, Oakington	11 dwellings	2000
Site 095	Rear of Arcadia Gardens, Oakington	0 dwellings	2007
Site 185	Land at Kettles Close, Oakington	0 dwellings	2015

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Oakington
<b>Site name / address</b>	Arcadia Gardens, Oakington
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	10+ dwellings
<b>Site area (hectares)</b>	0.79 ha.
<b>Site Number</b>	014
<b>Site description &amp; context</b>	<p>The site is located to the south east of Arcadia Gardens, on the eastern boundary of Oakington. It adjoins residential development to the north west and a sewerage pumping station to the south west. Paddock fields adjoin the site along the residential frontage to the east. Further to the east, beyond the brook which forms the boundary, is open agricultural land. The site is a small semi-enclosed paddock, largely surrounded by hedgerows.</p> <p>Note: the site is adjacent to site 095 to the east.</p>
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP1993 Inspector - Although there is no physical feature which marks the Green Belt boundary south of Arcade Farm, I note the appeal inspector's comment in 1989 that he was 'able to differentiate between the land...within the Green Belt boundary, which is largely free from development, and that part of the site which is excluded, and which is occupied by the present agricultural buildings of Arcade

	<p>Farm'. He went on to grant planning permission for residential development on the latter site. That site is now a commitment and, once it has been implemented, there will be a clear physical boundary to the Green Belt. I can see no reason to question the inclusion of open land to the south of that boundary in the Green Belt or to seek to allocate it for residential development.</p> <p>Similar considerations apply to the land to the south of Arcadia Gardens, which is even more open and is clearly an appropriate constituent part of the Green Belt. It would be contrary to basic policies of the Structure Plan to seek to allocate such land for development.</p> <p>Planning applications for residential development (C/0399/71/O and C/1153/73/O) were refused as there was already sufficient land allocated for development in the village.</p>
<b>Source of site</b>	Site suggested through call for sites

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

<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – the whole site is within Flood Zone 3.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The is a small paddock located to the south east of Arcadia Gardens, on the eastern boundary of Oakington within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>Maintains and enhances the quality of Cambridge’s setting</li> <li>The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>A landscape which retains a strong rural character</li> </ul> <p>The whole site is within Flood Zone and unsuitable for development.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – the site lies approximately 100m west of the Oakington Conservation Area.</li> <li>Non-statutory archaeological site - Earthworks and trackways associated with the medieval village are known to the east and south. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Biodiversity features - A number of habitats situated within and immediately adjacent to the site may be of local interest, or may support protected species / priority species or habitats (Section 41 list, Natural Environment and Rural Communities Act 2006). For example, on-site trees and grassland and the adjacent drainage ditches. There may be water voles and reptiles present along Oakington Brook on the eastern boundary of the site, which may also be a possible area for wild flowers as it is relatively undisturbed. Badgers have been found around Oakington. If this site were redeveloped the land along Oakington Brook should be retained as a natural area.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>

<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - A sewage pumping station is adjacent to the south western edge of the site. Anglia Water operate a cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents. Approximately half of the site is within Anglian Water's cordon sanitaire and will not be suitable for residential development.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Oakington as a Fen Edge village, in generally flat, open landscape. Strong tree and hedgerow boundaries tend to screen the edges of the village. Much of the village is surrounded by enclosed farmland and pasture, as well as allotments and market gardens, providing a rural setting to most of the village. The rural character of much of the village is experienced from its approaches with roads characterised by sporadic smallholdings and some horticultural activity, leading to linear housing with long back gardens. The site is in an area characterised as enclosed farmland where small fields and paddocks create a soft edge and transition between the village and open agricultural land beyond.</p> <p>The Oakington Conservation Area Appraisal (2005) describes the entrance and setting of the village from the direction of Girton and Histon as across flat farmland. The ribbon development originally of farms but more recently of houses erodes Oakington's character as a free-standing village. A small brook lies to the southeast of the village after rising by the Dry Drayton Road. This ultimately flows into the Beck Brook between Oakington and Westwick. In terms of the setting of the Conservation Area, the fields to the southeast of Water Lane are important in combining with the paddocks on the opposite side of the lane to give an open feel to the older part of the village. They also house the remains of much of the Medieval village.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Oakington. Arcadia Gardens is an area of backland residential development and development of this site would create a further area of backland development that would not relate well to the largely linear character of the village. The paddocks between the village and brook, along the eastern edge of Oakington, create a soft edge and rural character to the village, which would be lost if developed.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part – cordon sanitaire covers half of the site.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains</li> <li>• Gas – Oakington has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – The Uttons Drove WWTW 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.</li> </ul>
<b>Drainage measures?</b>	<p>The advice of the Environment Agency has been sought on whether any drainage improvements associated with the Northstowe development would impact on flooding at this site. Northstowe will be some years in the future and it is not, at present, known exactly what impact there will be. Modelling will need to be undertaken within the area once measures have been completed. It would be premature to consider any such land allocation prior to completion of any works. As a result the Environment Agency would have to continue to consider this to be Flood Zone 3 would object in principle to any such proposal to allocate this site.</p>
<b>School capacity?</b>	<p>Oakington has one Primary School with a PAN of 17 and school capacity of 119, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their</p>

	<p>2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Oakington taking account of planned development in Oakington, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for a small number of early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors practice in Oakington. The nearest medical practices are in Bar Hill, Histon, Cottenham, Swavesey with limited capacity to grow.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	No – highways
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained for example 0.53 ha)
<b>Site capacity</b>	16 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes

<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	-
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

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

	changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.
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<b>Site Assessment Conclusion</b>
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Site with no development potential
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<b>Status of Site in Proposed Submission Local Plan 2013</b>
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Not allocated for development; outside Development Framework; Green Belt.
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**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)  
Site Assessment Proforma**

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Oakington
<b>Site name / address</b>	Land at Manor Farm Close, Oakington
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	65 dwellings
<b>Site area (hectares)</b>	2.21 ha.
<b>Site Number</b>	067
<b>Site description &amp; context</b>	The site is located to the west of Manor Farm Close, on the north western boundary of Oakington. It adjoins residential development to the east and south. Paddock land adjoins the site up to the perimeter of the Oakington Barracks to the west, with areas of tree belts screening the site to the north and west. The site is a large semi-enclosed paddock: the southern part of the site is largely surrounded by hedgerows whilst the northern part is open.
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	The site is within the area covered by the Northstowe AAP.
<b>Planning history</b>	LDF Objection Site 96.
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – the northern half of the site is within the Minerals and Waste Safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	The is a large paddock located to the west of Manor Farm Close, on the north western boundary of Oakington with no strategic constraints identified that would prevent the site from being developed, although the northern half of the site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – parts of the north east and south east boundaries of the site adjoin the Oakington Conservation Area.</li> <li>Listed Buildings – a cluster of Listed building lies within the Conservation Area approximately 125m to the east, including the Grade II* Listed church of St Andrew and three Grade II Listed properties.</li> <li>Non-statutory archaeological site - The site is located in the historic core of the village to the west of the medieval parish church of St Andrew. Archaeological works to the south also identified evidence for Roman activity in the area. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>Site forms part of the setting of the Oakington Conservation Area and several Grade II and a II* Listed Buildings. With careful design it may be possible to mitigate any impact on the historic environment with a smaller development.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Tree Preservation Order – there is a protected Ash tree on the south eastern boundary of the site. A group of protected trees is located just to the north of the site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>

<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land Contamination - Part Oakington airfield. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Oakington as a Fen Edge village, in generally flat, open landscape. Strong tree and hedgerow boundaries tend to screen the edges of the village. Much of the village is surrounded by enclosed farmland and pasture, as well as allotments and market gardens, providing a rural setting to most of the village. The north west of the village is dominated by the RAF base. The historic core with St Andrews church and considerable open spaces adjacent, is a feature of the village. In spite of the airfield, development has been small-scale, allowing the village to retain its rural character. The views out from the village are also important, affording visual links with the surrounding countryside. The site is in an area characterised with housing estates extending the village towards the RAF base with weak boundaries.</p> <p>The Oakington Conservation Area Appraisal (2005) describes the setting to the north of the village is less conspicuous from the Conservation Area. The belt of trees which hides the airfield is important, especially when looking northeast up the High Street. The Manor House is identified as a significant building and its driveway is identified as a positive vista.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Oakington. The site is within the area of Northstowe Area Action Plan policy NS/3. It is the intention that there should be green separation between the new settlement of Northstowe and the surrounding villages in order to retain the separate identities of the villages. Policy NS/4 considers the separation from Longstanton and Oakington. It seeks to retain the more open character of the landscape found on the edge of Oakington. This separation is to be determined in the masterplanning. If this site were to be allocated it could reduce the land available for separation between Oakington and Northstowe.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of Oakington Conservation Area and several Grade II and a II* Listed Buildings. It is also within the green separation to Northstowe.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains</li> <li>• Gas – Oakington has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – The Uttons Drove WWTW 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Oakington has one Primary School with a PAN of 17 and school capacity of 119, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Oakington taking account of planned development in Oakington, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for a small number of early years places and a maximum of 4 primary</p>

	<p>school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors practice in Oakington. The nearest medical practices are in Bar Hill, Histon, Cottenham, Swavesey with limited capacity to grow.
<b>Any other issues?</b>	The site will provide Housing which is easily access to the Guided Busway.
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	1.66 ha.
<b>Site capacity</b>	50 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.

<b>Legal constraints?</b>	<p>Consent is being sought of the Ministry of Defence to remove a restrictive covenant which related to the area when it was an airfield.</p> <p>There are 2 possible accessess. Firstly from Manor Farm Close or secondly across Day's Meadow where the developer has reserved an access corridor.</p>
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p>

	<p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>
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<b>Site Assessment Conclusion</b>
Site with no development potential.

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Oakington
<b>Site name / address</b>	Rear of Arcadia Gardens, Oakington
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	12+ dwellings
<b>Site area (hectares)</b>	0.41 ha.
<b>Site Number</b>	095
<b>Site description &amp; context</b>	<p>The site is located to the south east of Arcadia Gardens, on the eastern boundary of Oakington. It adjoins residential development to the north west and paddock fields along the residential frontage to the east and west. Further to the east, beyond the brook which forms the boundary, is open agricultural land. The site is a paddock, largely open to the adjoining paddocks but with hedgerows along the brook separating the site from the wider agricultural land.</p> <p>Note: the site is adjacent to site 014 to the west.</p>
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP 1993 Inspector - Although there is no physical feature which marks the Green Belt boundary south of Arcade Farm, I note the appeal inspector's comment in 1989 that he was 'able to differentiate between the land...within the Green Belt boundary, which is largely free from development, and that part of the site which is excluded, and which is occupied by the present agricultural buildings of Arcade

	<p>Farm'. He went on to grant planning permission for residential development on the latter site. That site is now a commitment and, once it has been implemented, there will be a clear physical boundary to the Green Belt. I can see no reason to question the inclusion of open land to the south of that boundary in the Green Belt or to seek to allocate it for residential development.</p> <p>Similar considerations apply to the land to the south of Arcadia Gardens, which is even more open and is clearly an appropriate constituent part of the Green Belt. It would be contrary to basic policies of the Structure Plan to seek to allocate such land for development.</p> <p>A planning application for residential development (C/1153/73/O) was refused as there was already sufficient land allocated for development in the village.</p>
<b>Source of site</b>	Site suggested through call for sites

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

<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – the whole site is within Flood Zone 3.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The is a small paddock located to the south east of Arcadia Gardens, on the eastern boundary of Oakington within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>Maintains and enhances the quality of Cambridge’s setting</li> <li>The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>A landscape which retains a strong rural character</li> </ul> <p>The whole site is within Flood Zone and unsuitable for development.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – the site lies approximately 70m west of the Oakington Conservation Area.</li> <li>Non-statutory archaeological site - Earthworks and trackways associated with the medieval village are known to the east and south. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Presence of protected species - A number of habitats situated within and immediately adjacent to the site may be of local interest, or may support protected species / priority species or habitats (Section 41 list, Natural Environment and Rural Communities Act 2006). For example, on-site trees and grassland and the adjacent drainage ditches. There may be water voles and reptiles present along Oakington Brook on the eastern boundary of the site, which may also be a possible area for wild flowers as it is relatively undisturbed. Badgers have been found around Oakington. If this site were redeveloped the land along Oakington Brook should be retained as a natural area.</li> </ul>

	With careful design it should be possible to mitigate any impact on the natural environment.
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Oakington as a Fen Edge village, in generally flat, open landscape. Strong tree and hedgerow boundaries tend to screen the edges of the village. Much of the village is surrounded by enclosed farmland and pasture, as well as allotments and market gardens, providing a rural setting to most of the village. The rural character of much of the village is experienced from its approaches with roads characterised by sporadic smallholdings and some horticultural activity, leading to linear housing with long back gardens. The site is in an area characterised as enclosed farmland where small fields and paddocks create a soft edge and transition between the village and open agricultural land beyond.</p> <p>The Oakington Conservation Area Appraisal (2005) describes the entrance and setting of the village from the direction of Girton and Histon as across flat farmland. The ribbon development originally of farms but more recently of houses erodes Oakington's character as a free-standing village. A small brook lies to the southeast of the village after rising by the Dry Drayton Road. This ultimately flows into the Beck Brook between Oakington and Westwick. In terms of the setting of the Conservation Area, the fields to the southeast of Water Lane are important in combining with the paddocks on the opposite side of the lane to give an open feel to the older part of the village. They also house the remains of much of the Medieval village.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Oakington. Arcadia Gardens is an area of backland residential development and development of this site would create a further area of backland development that would not relate well to the largely linear character of the village. The paddocks between the village and brook, along the eastern edge of Oakington, create a soft edge and rural character to the village, which would be lost if developed.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is

	<p>difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains</li> <li>• Gas – Oakington has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – The Uttons Drove WWTW 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.</li> </ul>
<b>Drainage measures?</b>	<p>The advice of the Environment Agency has been sought on whether any drainage improvements associated with the Northstowe development would impact on flooding at this site. Northstowe will be some years in the future and it is not, at present, known exactly what impact there will be. Modelling will need to be undertaken within the area once measures have been completed. It would be premature to consider any such land allocation prior to completion of any works. As a result the Environment Agency would have to continue to consider this to be Flood Zone 3 would object in principle to any such proposal to allocate this site.</p>
<b>School capacity?</b>	<p>Oakington has one Primary School with a PAN of 17 and school capacity of 119, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Oakington taking account of planned development in Oakington, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p>

	<p>The development of this site for 10 dwellings could generate a need for a small number of early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors practice in Oakington. The nearest medical practices are in Bar Hill, Histon, Cottenham, Swavesey with limited capacity to grow.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>Increased children numbers would support village school / nursery facilities.</p> <p>If the site is developed in conjunction with Mrs Jordan's site proposal, the combined site would allow two road entries from the existing two road endings of the Arcadia Gardens estate. Services connections lead to both entrances.</p>
<b>Can issues be mitigated?</b>	No - highways
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained for example 0.31 ha)
<b>Site capacity</b>	9 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two landowners.
<b>Legal constraints?</b>	-
<b>Is there market interest in the site?</b>	?
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	No indication provided
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	Mains sewerage upgrade
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still</p>

	<p>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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<b>Site Assessment Conclusion</b>
Site with no development potential

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Oakington
<b>Site name / address</b>	Land at Kettles Close, Oakington
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	10+ dwellings
<b>Site area (hectares)</b>	0.6 ha.
<b>Site Number</b>	185
<b>Site description &amp; context</b>	The site is located to the east of Kettles Close, on the eastern boundary of Oakington. It is surrounded on three sides by residential development, bound by garden boundary fences. To the east is open agricultural land. The site itself is entirely open. It is currently in use for agricultural business and contracting, with part of the site covered in concrete and hardcore for trailer storage.
<b>Current or last use of the site</b>	Agricultural business and contracting.
<b>Is the site Previously Developed Land?</b>	Yes
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LDF Objection Site 94, considered at the SSP Examination as part of MM7.  LP 2004 Inspector - The site is entirely covered by the most recent indicative floodplain notified by the Environment Agency. I note that flooding issues were discussed at the 1989 appeal and it was agreed that Kettles Close could be developed if certain design guidelines were followed. Although it was submitted that the same would apply to the objection site it is not clear to me whether or not this is the

	<p>case.</p> <p>I agree that the site makes only a limited contribution of the aims of the Green Belt but I do not consider its inclusion so anomalous as to require its exclusion at this stage. In my view this matter should be considered in connection with the comprehensive review which will take place in accordance with RPG6.</p> <p>LP1993 Inspector - Although there is no physical feature which marks the Green Belt boundary south of Arcade Farm, I note the appeal inspector's comment in 1989 that he was "able to differentiate between the land...within the Green Belt boundary, which is largely free from development, and that part of the site which is excluded, and which is occupied by the present agricultural buildings of Arcade Farm". He went on to grant planning permission for residential development on the latter site. That site is now a commitment and, once it has been implemented, there will be a clear physical boundary to the Green Belt. I can see no reason to question the inclusion of open land to the south of that boundary in the Green Belt or to seek to allocate it for residential development.</p> <p>Planning applications for residential development (C/0942/72/O and S/0363/81/O) have previously been refused as contrary to policy and likely to set an undesirable precedent for other similar developments.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of</p>

	Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – the whole site is within Flood Zone 3.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The is a small agricultural business site located to the east of Kettles Close, on the eastern boundary of Oakington within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>Maintains and enhances the quality of Cambridge's setting</li> <li>The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>A landscape which retains a strong rural character</li> </ul> <p>The whole site is within Flood Zone and unsuitable for development.</p>
<b>Does the site warrant further assessment?</b>	No

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - The site is located in the historic core of the village with earthworks and trackways known to the east. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Presence of protected species - A number of habitats situated within and immediately adjacent to the site may be of local interest, or may support protected species / priority species or habitats (Section 41 list, Natural Environment and Rural Communities Act 2006). For example, on-site trees and grassland and the adjacent drainage ditches. There may be water voles and reptiles present along Oakington Brook on the eastern boundary of the site, which may also be a possible area for wild flowers as it is relatively undisturbed. Badgers have been found around Oakington. If this site were redeveloped the land along Oakington Brook should be retained as a natural</li> </ul>

	<p>area.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - This area of land is currently being used as a contractors yard and there is the potential for contamination of the soil (likely hotspots) from this activity. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noises issues - The land has historical use as a contractors / builders yard for storage etc. and not ideal due to proximity of residential. Allocating this site for residential would have positive impact and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being.</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - A sewage pumping station is located approximately 10m to the north east. Anglia Water operate a cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents. Approximately half of the site is within Anglian Water's cordon sanitaire and will not be suitable for residential development.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Oakington as a Fen Edge village, in generally flat, open landscape. Strong tree and hedgerow boundaries tend to screen the edges of the village. Much of the village is surrounded by enclosed farmland and pasture, as well as allotments and market gardens, providing a rural setting to most of the village. The rural character of much of the village is experienced from its approaches with roads characterised by sporadic smallholdings and some horticultural activity, leading to linear housing with long back gardens. The site is in an area characterised as enclosed farmland where small fields and paddocks create a soft edge, further emphasised by long back gardens of linear housing along Cambridge Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Oakington. Development of this site would create a further area of backland development that would not relate well to the largely linear character of the village.</p>
<b>Can any issues be mitigated?</b>	<p>No. Townscape and landscape impacts, together a cordon sanitaire over half of the site to mitigate vibration, noise and odour impacts, will leave an unsuitable site area.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Kettles Close would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains</li> <li>• Gas – Oakington has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – The Uttons Drove WWTW 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.</li> </ul>
<b>Drainage measures?</b>	<p>The client is in possession of a flood risk assessment that demonstrates that the site can be developed.</p> <p>The advice of the Environment Agency has been sought on whether any drainage improvements associated with the Northstowe development would impact on flooding at this site. Northstowe will be some years in the future and it is not, at present, known exactly what impact there will be. Modelling will need to be undertaken within the area once measures have been completed. It would be premature to consider any such land allocation prior to completion of any works. As a result the Environment Agency would have to continue to consider this to be Flood Zone 3 would object in principle to any such proposal to allocate this site.</p>

<b>School capacity?</b>	<p>Oakington has one Primary School with a PAN of 17 and school capacity of 119, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Oakington taking account of planned development in Oakington, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for a small number of early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors practice in Oakington. The nearest medical practices are in Bar Hill, Histon, Cottenham, Swavesey with limited capacity to grow.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	No

<b>Does the site warrant further assessment?</b>	No
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained for example 0.54 ha.)
<b>Site capacity</b>	16 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	-
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	-
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still</p>

	<p>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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<b>Site Assessment Conclusion</b>
Site with no development potential.

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