

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

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

Index of Comberton Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 004	Land adj (north) to 69 Long Road, Comberton	10 dwellings	702
Site 079	40 - 48 West Street, Comberton	29 dwellings	709
Site 080	50 - 54 West Street, Comberton	18 dwellings	716
Site 087	Land to the rear of 42 Swaynes Lane, Comberton	13 dwellings	723
Site 088	Land south and east of 42 Swaynes Lane, Comberton	50 dwellings	730
Site 110	Land to the west of Birdlines, Manor Farm, Comberton	90 dwellings	737
Site 158	Land off Long Road (south of Branch Road), Comberton	128 dwellings	744
Site 181	Land to the West of Green End, Comberton	135 dwellings	751
Site 255	Land to the East of Bush Close, Comberton	73 dwellings	759

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Comberton
Site name / address	Land adjacent to north of 69 Long Road, Comberton, CB23 7DG
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development for 10 houses
Site area (hectares)	0.32
Site Number	004
Site description & context	Amenity land used as an extension to the garden of 69 Long Road. Hedges to boundaries some trees on site. To the north of the village and almost adjacent to site 158.
Current or last use of the site	Extension to garden of 69 Long Road
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC- None relevant
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	<p>Amenity land used as an extension to the garden of 69 Long Road. Hedges to boundaries some trees on site. To the north of the village and almost adjacent to site 158. The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Not subject to strategic considerations which may make the site unsuitable for development.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Cropmarks of enclosures to the north indicate the location of settlement of probable late prehistoric date. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Presence of protected species - 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 grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary’s Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have some adverse effect on the landscape setting of Comberton but this is capable of mitigation given the small size of the site and its robust landscaping.</p>
Can any issues be mitigated?	Yes

Infrastructure	
Highways access?	A junction located on Long Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site for 10 dwellings could generate a need for early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>

Health facilities capacity?	Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand. The Appletrees Dental Practice, 3 West Street, Comberton
Any other issues?	None
Can issues be mitigated?	In Part. Development would have some adverse effect on the landscape setting of Comberton but this is capable of mitigation given the small size of the site and its robust landscaping. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors	
Capacity	
Developable area	0.32 ha
Site capacity	10 dwellings
Density	30 dph net

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner. No known constraints.
Legal constraints?	None known.

Is there market interest in the site?	Yes.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites Questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • No information provided on delivery and phasing.
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No identified issues.
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 development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.
--

Status of Site in Proposed Submission Local Plan 2013
--

Not allocated for development; outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Comberton
Site name / address	40 - 48 West Street, Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	27-30 residential houses
Site area (hectares)	1.42
Site Number	079
Site description & context	Field bounded by hedges with trees to the north of houses fronting onto West Street adjoining fields to the west, north and east. Pond on the southern part of the site. Street frontage to West Street is wooded. Adjoins sites 080 and 181.
Current or last use of the site	Field
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 1957 C/0188/57. Planning permission granted for erection of houses or bungalows on small part of the site fronting West Street.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The great majority of the site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions through the loss of enclosed farmland close to the village so causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	<p>Field bounded by hedges with trees to the north of houses fronting onto West Street adjoining fields to the west, north and east. Pond on the southern part of the site. Street frontage to West Street is wooded. Adjoins sites 080 and 181. The great majority of the site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Not subject to strategic considerations which may make the site unsuitable for development.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Access point to West Street is included within the Conservation Area. Adverse effect on character of CA due to introduction of backland development and possible loss of mature hedge and trees prominent in the streetscape, approach to core of the village and CA, and in settings of listed buildings. • Listed Buildings – The site is within 20 metres of 40 West Street which is listed Grade II. Major adverse effect on settings of LBs at 38, 40 and 54 West Street (Grade II) and Manor House on Green End (Grade II) due to possible loss of mature hedge and trees prominent in the streetscape and the loss of openness and rural character of backdrops and skylines. Impact could be partly mitigated by retention of hedgerows and trees. • Non-statutory archaeological site - The site is located on the western side of the historic village core. 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"> • Presence of protected species - 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 landuse 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 grade 2
Physical considerations?	None
Townscape and landscape impact?	The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road

	<p>and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting and townscape of Comberton.</p>
Can any issues be mitigated?	In Part. Impact on Listed Building settings could be partly mitigated by retention of hedgerows and trees.

Infrastructure	
Highways access?	A junction located on West Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.

	<p>The development of this site for 30 dwellings could generate a need for early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand.</p> <p>The Appletrees Dental Practice, 3 West Street, Comberton</p>
Any other issues?	None
Can issues be mitigated?	<p>In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.96 ha is unconstrained).
Site capacity	29 dwellings
Density	30 dph net

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?	Landowner. No known ownership constraints.
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed, there is developer interest.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite</p>

	<p>facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
--	--

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	Comberton
Site name / address	50 - 54 West Street, Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential houses
Site area (hectares)	0.89
Site Number	080
Site description & context	Field with outbuildings, hedges and trees to the north of houses on West Street. Bounded by fields to the west, north and east. Adjoins sites 181 and 079.
Current or last use of the site	Field
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – None relevant
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions through the loss of enclosed farmland close to the village so causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	<p>Field bounded by hedges with trees to the north of houses fronting onto West Street adjoining fields to the west, north and east. Pond on the southern part of the site. Street frontage to West Street is wooded. Adjoins sites 079 and 181. The great majority of the site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Not subject to strategic considerations which may make the site unsuitable for development.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Front of site to West Street is included within the Conservation Area • Listed Buildings – 54 West Street is Grade II. Detrimental impact to setting. • Non-statutory archaeological site - The site is located on the western side of the historic village core. 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"> • Presence of protected species - 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 landuse 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 grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting and townscape of Comberton.</p>

Can any issues be mitigated?	No
-------------------------------------	----

Infrastructure	
Highways access?	The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed. The Highway Authority believes that this site could be fed from the access to site number 079
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site for 12 dwellings could generate a need for early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an</p>

	increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand. The Appletrees Dental Practice, 3 West Street, Comberton
Any other issues?	None
Can issues be mitigated?	Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.6 ha if unconstrained).
Site capacity	18 dwellings
Density	30 dph net

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?	Landowner, no known ownership constraints
Legal constraints?	None known

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

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p>Viability Category 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 unlikely to have any 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	Comberton
Site name / address	Land to the rear of 42 Swaynes Lane, Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential housing
Site area (hectares)	0.66
Site Number	087
Site description & context	Field bounded by hedges with trees to the south east of the village adjoining residential to the north. Site 088 to the east.
Current or last use of the site	Meadowland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 1960 and 1972. Planning permission for residential refused for various reasons including land liable to flood, lack of mains drainage and for being premature re planned growth of the village (C/0731/72/O and RO/0218/60) Policy – 1992 Local Plan Inspectors Report rejected the site for residential because of pronounced adverse effect on surrounding landscape.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<p>None</p>
Tier 1 conclusion:	<p>Field bounded by hedges with trees to the south east of the village adjoining residential to the north. The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Not subject to strategic considerations, which may make the site unsuitable for development.</p>
Does the site warrant further assessment?	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – The site adjoins the Comberton Conservation Area Major adverse effect due to depth of development, loss of rural backdrop and skyline, the loss of separation between modern development and historic settlement in views towards the CA, and the potential intensification of hard surfacing and traffic along Swaynes Lane. Major adverse effect on Comberton St Marys CA and setting of Church group including Church (Grade I) due to the loss of rural context and separation between the two settlements and CAs, the obscuring of historic buildings (especially along Swaynes Lane) from the Church and to the loss of separation between modern development and historic settlement in views from the Church. • Listed Buildings (other) - Major adverse effect on settings of Listed Buildings at Swaynes Lane due to loss of rural character of backdrops and skylines, the loss of separation from modern development in long views, and the potential intensification of traffic along Swaynes Lane. • Non-statutory archaeological site - The site is located on the western side of the historic village core. 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"> • Important Countryside Frontage – land to the north of site 088 fronting Swaynes Lane is protected as an Important Countryside Frontage where land with a strong rural character penetrates the village, and which also provides an important rural break between two parts of Comberton. The development of site 087 would compromise these purposes by constraining views to the west from the frontage. • Presence of protected species - 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 as 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 landuse 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.

	<ul style="list-style-type: none"> • Agricultural land grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape setting and townscape of Comberton.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development

	assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site for 25 dwellings could generate a need for early years places and a maximum of 9 primary school places and 6 secondary places.</p> <p>After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand.</p> <p>The Appletrees Dental Practice, 3 West Street, Comberton</p>
Any other issues?	None
Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (0.45 ha if unconstrained)
Site capacity	13 dwellings
Density	30 dph net

Potential Suitability

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

Availability

Is the land in single ownership?	No
Site ownership status?	Two landowners, no known ownership constraints
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed but there is developer interest
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability

Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known

Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012 (Factual information on status of site in Proposed Submission Local Plan 2013 was added to the end of the proforma in March 2014)
Location	Comberton
Site name / address	Land south and east of 42 Swaynes Lane, Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential
Site area (hectares)	2.24
Site Number	088
Site description & context	Field bounded by hedges with trees to the south east of the village adjoining residential to the east. Site 087 to the west.
Current or last use of the site	Meadowland cut for silage
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 1960 and 1972. Planning permission for residential refused for various reasons including land liable to flood, lack of mains drainage and for being premature re planned growth of the village (C/0731/72/O and RO/0218/60) Policy – 1992 Local Plan Inspectors Report rejected the site for residential because of pronounced adverse effect on surrounding landscape.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

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

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	<p>Field bounded by hedges with trees to the south east of the village adjoining residential to the east. Site 087 to the west. The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Not subject to strategic considerations which may make the site unsuitable for development.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – The site adjoins the Comberton Conservation Area. Major adverse effect due to depth of development, loss of rural backdrop and skyline, the loss of separation between modern development and historic settlement in views towards the CA, and the potential intensification of hard surfacing and traffic along Swaynes Lane. Major adverse effect on Comberton St Marys CA and setting of Church group including Church (Grade I) due to the loss of rural context and separation between the two settlements and CAs, the obscuring of historic buildings (especially along Swaynes Lane) from the Church and to the loss of separation between modern development and historic settlement in views from the Church. • Listed Buildings (other) - Major adverse effect on settings of Listed Buildings at Swaynes Lane due to loss of rural character of backdrops and skylines, the loss of separation from modern development in long views, and the potential intensification of traffic along Swaynes Lane. • Non-statutory archaeological site - The site is located on the western side of the historic village core. 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"> • Important Countryside Frontage - land to the north of site 088 fronting Swaynes Lane is protected as an Important Countryside Frontage where land with a strong rural character penetrates the village, and which also provides an important rural break between two parts of Comberton. The development of site 088 would compromise these purposes by blocking views from the frontage and by the loss of the strong countryside character from the undeveloped part of the field fronting Swaynes Lane. • Protected Village Amenity Area – Land to the north of Swaynes Lane is a PVAA. • Presence of protected species - 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 as 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

	<p>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.</p> <ul style="list-style-type: none"> • Agricultural land grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape setting and townscape of Comberton.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield

	works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site for 60 dwellings could generate a need for early years places and a maximum of 21 primary school places and 15 secondary places.</p> <p>After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand.</p> <p>The Appletrees Dental Practice, 3 West Street, Comberton</p>
Any other issues?	None
Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (1.68 ha if unconstrained)
Site capacity	50 dwellings
Density	30 dph net

Potential Suitability

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

Availability

Is the land in single ownership?	No
Site ownership status?	Two landowners, no known ownership constraints
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed but there is developer interest
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability

Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known

Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p>Viability Category 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.
Note: added March 2014

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

Proforma Created	July 2012
Proforma Last Updated	June 2013
Location	Comberton
Site name / address	Land to the west of Birdlines, Manor Farm, Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential
Site area (hectares)	6.00
Site Number	110
Site description & context	Three arable fields bordered by hedges to the south of the village with residential to the north. Adjoins Comberton Village College to the west and farm buildings to the east with vehicular access to South Street.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None relevant.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development would have an adverse impact on upon Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village out into the open rural countryside, by the loss of the views down into the village from the south, and by causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	<p>Three arable fields bordered by hedges to the south of the village with residential to the north. Adjoins Comberton Village College to the west and farm buildings to the east with vehicular access to South Street. The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Not subject to strategic considerations which may make the site unsuitable for development.</p>
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 / Conservation Area – Adverse effect on backdrop and open rural functional settings of listed building, farmstead and moated site at Birdline Manor (Listed Grade II 60 metres away). Adverse effect on Comberton St Marys CA and setting of Church group including Church (Listed Grade I) which is 350 metres away due to the loss of separation between modern development and historic settlement in views from the Church. A reduced site restricted to the northwest corner would mitigate these impacts. Non-statutory archaeological site - The site is located on the southern side of the historic village core. A medieval moat is known to the immediate east of 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"> Tree Preservation Orders - The TPO indicated on site is for a woodland, this is not present on the 2008 data set, however there are what appear to be significant treed boundaries and blocks of trees within the site which need to be accommodated using current best practice and guidance unless detailed tree surveys prove otherwise. Presence of protected species - 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 landuse 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 grade 2.
Physical considerations?	<ul style="list-style-type: none"> Sewers crossing the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft</p>

	<p>and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>The site rises gently to the north from Tit Brook and is visible in places from the southern approach to the village from St Mary's Church. The enclosed field forms a zone of transition between the large arable fields to the south and the village and separate the church from Comberton, which is an unusual feature of the village.</p> <p>Development of the site would have an adverse effect on the landscape setting of Comberton.</p>
Can any issues be mitigated?	In Part. A reduced site area could mitigate impact on heritage assets.

Infrastructure	
Highways access?	The proposed site does not appear to have a direct link to the adopted public highway, access being gained to South Street using the Birdlines Manor Farm road access.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply. • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development

	<p>in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site for 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 secondary places.</p> <p>After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand.</p> <p>The Appletrees Dental Practice, 3 West Street, Comberton.</p>
Any other issues?	None.
Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment? (Updated June 2013)	No. It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway.

Tier 3: Site Specific Factors

Capacity	
Developable area (Updated June 2013)	None (3 ha if unconstrained)
Site capacity	90 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	No.
Site ownership status?	Two landowners, no known ownership constraints.
Legal constraints?	None known.
Is there market interest in the site?	The promoter has indicated that the site has not been marketed, no known developer interest.
When would the site be available for development?	The site is available immediately. This assessment is based on the Call for Sites Questionnaire.

Achievability	
Phasing and delivery of the development	The promoter has indicated that the first dwellings could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	No issues identified.
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

	<p>whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
--	---

Site Assessment Conclusion
Updated June 2013: Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Comberton
Site name / address	Land off Long Road (south of Branch Road), Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development
Site area (hectares)	5.71
Site Number	158
Site description & context	Arable field, surrounded by hedgerows, on the northern flank of the village. Adjoins residential at Long Road. Site 004 lies to the south.
Current or last use of the site	Farmland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 1969 C/0757/68/O. Planning permission refused for residential development for reasons including that it would be out of scale and keeping with the open character of this unspoilt approach to the village.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the loss of farmland causing a loss of rural character</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	<p>Arable field, surrounded by hedgerows, on the northern flank of the village. Adjoins residential at Long Road. Site 004 lies to the south. The site is within the Green Belt. Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Not subject to strategic considerations which may make the site unsuitable for development.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Cropmarks of enclosures to the north indicate the location of settlement of probable late prehistoric date. 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"> Presence of protected species - 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 as 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 landuse 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 grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have an adverse effect on the landscape setting of Comberton.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	A junction located on Branch or Long Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</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, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>

Health facilities capacity?	Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand. The Appletrees Dental Practice, 3 West Street, Comberton
Any other issues?	None
Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	4.28ha
Site capacity	128
Density	30dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is potentially capable of providing residential development taking account of site factors and constraints. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Availability	
Is the land in single ownership?	No
Site ownership status?	Two landowners, no known ownership constraints
Legal constraints?	None known

Is there market interest in the site?	The site has not been marketed but there is developer interest
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16 • Phasing – 80 dwellings 2011-16, and 40 dwellings 2016-21
Are there any market factors that would significantly affect deliverability?	-
Are there any cost factors that would significantly affect deliverability?	-
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 limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms which will be for the separate plan making process

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Comberton
Site name / address	Land to the West of Green End, Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential
Site area (hectares)	6.02
Site Number	181
Site description & context	Pastureland bounded by hedgerows with trees to the north west of the village. Adjoins residential properties fronting Green End to the east, and agricultural land elsewhere. Adjoins sites 079 and 080.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 1987 (S/2162/87/O). Development of 8 houses on similar site refused because outside village framework and within Green Belt. Local Plan Inspectors Report 1992 – Land at Manor Farm rejected by Inspector on grounds of countryside character.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development would have an adverse impact on upon the setting, scale and character of Comberton by increasing the footprint of the village out into the countryside and by the loss of farmland causing a loss of rural character. .</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	<p>Pastureland bounded by hedgerows with trees to the north west of the village. Adjoins residential properties fronting Green End to the east, and agricultural land elsewhere. Adjoins sites 079 and 080. The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Not subject to strategic considerations which may make the site unsuitable for development.</p>
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 – Major adverse impact on backdrop and open rural functional settings of Manor and Manor Farmhouse, Listed Grade II, which are within 10 metres of the site. Non-statutory archaeological site – Former moated site adjacent. Ridge and furrow earthworks of medieval agriculture survive in this area; part of the field systems associated with the medieval village. The County Archaeological service would object to the development of this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Presence of protected species - 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 landuse 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. The greatest impact may be upon the two field ponds found within the site which is currently surrounded by grassland and may provide habitat for great crested newts, bats and badgers. Agricultural land grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>The development of this site would develop part of the enclosed fields and paddocks forming a soft edge to the village in this location, it</p>

	would also bring additional traffic to Green End which currently has a tranquil rural character. Development of this site would also introduce backland development behind the linear single depth of properties fronting Green End and overall have an adverse effect on the landscape setting and townscape of Comberton.
Can any issues be mitigated?	No

Infrastructure	
Highways access?	The proposed site does not appear to have an existing direct link to the adopted public highway. A new access road to Green End could be created which, if combined with sites 079 and 080 could be extended to West Street.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site could generate a need for early years places, primary school places and secondary places.</p>

	After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand. The Appletrees Dental Practice, 3 West Street, Comberton
Any other issues?	None
Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (4.52 ha if unconstrained).
Site capacity	135 dwellings
Density	30 dph net.

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?	Landowner, no known ownership constraints
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed, no known developer interest
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p>

	In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).
--	---

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	June 2013
Location	Comberton
Site name / address	Land to the East of Bush Close, Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development
Site area (hectares)	4.83
Site Number	255
Site description & context	Field surrounded by hedgerows bounded by residential to the north and west and an unsurfaced track to the east. On the southeastern flank of the village.
Current or last use of the site	Agricultural.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	1960. Planning permission for residential refused for various reasons including land liable to flood, lack of mains drainage and because there was already sufficient development land around Cambridge (RO/0218/60).
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development would have an adverse impact on upon Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village out into the open rural countryside, by the loss of the views down into the village from the south, and by causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<p>None.</p>
Tier 1 conclusion:	<p>Field surrounded by hedgerows bounded by residential to the north and west and an unsurfaced track to the east. On the southeastern flank of the village. The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Not subject to strategic considerations which may make the site unsuitable for development.</p>
Does the site warrant further assessment?	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings / Conservation Area - Adverse effect on Comberton St Marys Conservation Area and setting of Church group including Church (Listed Grade I) due to the prominence of the site in the foreground in views from the footpath and land to southeast of the site. Impact could be mitigated by restricting development to the northern part of the site. Non-statutory archaeological site - The site is located to the south east of the historic village core. Cropmarks indicate the location of Romano-British settlement to the east, part of which is designated as a Scheduled Monument (SAM 96). 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 – Byway runs down eastern edge of the site. Presence of protected species - 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 landuse 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 grade 2.
Physical considerations?	<ul style="list-style-type: none"> Sewers crossing the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p>

	<p>This site is screened from view by the robust hedges and tree belt adjacent to the byway which runs down the eastern edge of the site.</p> <p>Development would have a neutral effect on the landscape setting of Comberton. The impact of development on the Byway which extends to the south should be mitigated.</p>
Can any issues be mitigated?	Yes. Heritage impacts Impact could be mitigated by restricting development to the northern part of the site. Landscape impacts could be mitigated by retention of robust hedgerows and tree belt.

Infrastructure	
Highways access?	The proposed site does not appear to have a direct link to the adopted public highway except by the unsurfaced Byway which has unrestricted access to all vehicles. There is no certainty that this would be acceptable to the County concerning public rights of way.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Comberton does not have a gas supply. • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site for 150 dwellings could generate a need</p>

	<p>for early years places and a maximum of 53 primary school places and 38 secondary places.</p> <p>After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand.</p> <p>The Appletrees Dental Practice, 3 West Street, Comberton.</p>
Any other issues?	None.
Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Does the site warrant further assessment? (Updated June 2013)	No. It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway.
---	---

Tier 3: Site Specific Factors

Capacity	
Developable area (Updated June 2013)	None (2.42 ha if unconstrained)
Site capacity	73 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	Landowner, no known ownership constraints.
Legal constraints?	None known.
Is there market interest in the site?	The promoter has indicated that the site has not been marketed, no known developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> The site is not available immediately. The site could become available 2011-16. This assessment is based on the Call for Sites questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter has indicated that the first dwellings could be completed on site 2011-16. The promoter has indicated phasing – 100 dwellings 2011-16, and 50 dwellings 2016-21.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current</p>

	<p>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
Updated June 2013: Site with no development potential.

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