

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

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

**Index of Eltisley Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 022	Land rear of 28 The Green, Eltisley	31 dwellings	1594
Site 035	Land south of St Neots Road, Eltisley (land south and west of St John the Baptist Church, St Neots Road, Eltisley)	50 dwellings	1601

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Eltisley
<b>Site name / address</b>	Land rear of 28 The Green, Eltisley
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Up to 40 dwellings
<b>Site area (hectares)</b>	1.53 ha.
<b>Site Number</b>	022
<b>Site description &amp; context</b>	The site lies to the north of The Green, on the northern edge of Eltisley. The site adjoins residential properties to the south and west, and a pub lies to the south east. To the east lies an enclosed paddock, and to the north an enclosed area of grassland separates the site from the A428 to the north. The site comprises paddock land with a large farm building in the centre, enclosed by hedgerow on all sides.
<b>Current or last use of the site</b>	Paddock and agricultural building
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	None
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This paddock site lies north of The Green, on the northern edge of Eltisley with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the southern boundary of the site lies adjacent to the Eltisley Conservation Area.</li> <li>• Listed Buildings – adjacent to four Grade II Listed buildings (numbers 18, 20, 26 and 52 The Green) and near to other Grade II Listed buildings situated around The Green. The Grade II* Listed Church of St John the Baptist lies approximately 97m to the south west.</li> <li>• Non-statutory archaeological site - The site is located in the medieval core of the village, to the north of the medieval parish church and the designated moated site Ponds Manor (SAM 33273). Further information would be necessary in advance of any planning application for this site. Unconfirmed report that the land is ridge and furrow.</li> </ul> <p>It would not be possible to mitigate impact on the historic environment as the site lies adjacent to four Grade II Listed Buildings and the Conservation Area, and forms a very important part of the setting of a Grade II* Listed church.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Important Countryside Frontage – lies approximately 47m to the south west</li> <li>• Protected Village Amenity Area – lies approximately 45m to the south</li> <li>• Public Rights of Way – a bridleway lies approximately 15m to the west</li> </ul>

	<ul style="list-style-type: none"> <li>• Biodiversity features – Clayland landscapes <i>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.</i></li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm buildings. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - The east of the site is adjacent to The Eltisley Public House which has a licence for live and recorded music but the noise and frequency of events is unknown. With such short distance separation high-level impact noises etc. likely to be moderate to major significant noise related issues. Any entertainment noise at the pub would need assessment and insulation works may be required by s106 obligations or similar. Site should not be allocated until these issues have been considered and mitigation options feasibility etc.</li> <li>• Noise issues - The north of the site is close to the A428. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the heart of Eltisley is its triangular village green, bordered by the church, farmhouses and cottages. This forms a substantial part of the historic core. There are four approach roads, each containing linear development. The village is enclosed by small fields, with mature hedgerows, forming a transition to open fields beyond. To the south is Eltisley Wood. Some of the village streets are narrow and winding, with linear housing interspersed with small fields. There is</p>

	<p>some housing development, but the original form of the village is retained.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Eltisley. The northern part of Eltisley in particular is linear in character. Development of this site will create a substantial backland development which would be out of scale and character with, and harmful to, the rural and historic environment of this part of the village.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts. Site lies adjacent to four Grade II Listed Buildings and the Conservation Area, and forms a very important part of the setting of a Grade II* Listed church. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise, but it is unlikely noise issues can be mitigated.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as in-fill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>A junction located on St Ives Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. Visibility splays will be required as per Manual for Streets - empirical data required in the form of speed and traffic flows and subjective observations.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Bourn Reservoir Distribution Zone, within which there is a minimum spare capacity of 3,900 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Bourn Reservoir Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an</li> </ul>

	<p>increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas – Eltisley has no mains gas supply.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Eltisley has one Primary School with a PAN of 15 and school capacity of 150, and lies within the catchment of Longsands College, St. Neots</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors surgery in Eltisley. The nearest surgeries are in Papworth Everard and Cambourne, with some spare capacity to expand.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>No. Objection from the Highways Agency concerning local junctions onto the A428.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (1.03 ha if unconstrained)
<b>Site capacity</b>	31 dwellings
<b>Density</b>	30 dph

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

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	

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

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Eltisley
<b>Site name / address</b>	Land south of St Neots Road, Eltisley (land south and west of St John the Baptist Church, St Neots Road, Eltisley)
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	88 dwellings
<b>Site area (hectares)</b>	2.22 ha.
<b>Site Number</b>	035
<b>Site description &amp; context</b>	The site lies to the south of St Neots Road, on the western side of Eltisley. The site adjoins residential properties to the eastern end of the site, and residential properties lie to the north of the site and in a cluster along St Neots Road to the west. The site lies to the west and south of the parish church. A large agricultural field separates the site from the B1040 to the west. Further agricultural land lies to the south. The site comprises two paddocks enclosed by mature hedgerow on all sides.
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	Attempts to gain planning permission for residential development on parts of the site have been unsuccessful (S/0873/75/O, C/0390/69/O and C/0293/58/). Amongst the reasons for refusal, the development would detract from the attractive open character of this peripheral area of the village.
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This paddock site lies to the south of St Neots Road, on the western side of Eltisley with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the eastern part of the site is within the Eltisley Conservation Area and the site wraps around the western boundary.</li> <li>• Listed Buildings – adjacent to Grade II* Listed Church of St John the Baptist and Grade II Listed 75 The Green. There are various other Grade II Listed buildings situated around The Green near the site.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village, adjacent to the medieval parish church. There is evidence to suggest the location of a late Saxon Abbey in the vicinity and water features and a possible moat of post medieval date survive in the area. We would OBJECT to the development of this site.</li> </ul> <p>It would not be possible to mitigate impact on the historic environment as the site lies adjacent to a Grade II* and II Listed Buildings and the Conservation Area, and forms a very important part of the setting of a several Grade II Listed Buildings and is located in the historic core of the village with important archaeology.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Important Countryside Frontage – lies along the northern boundary of the site, and continues along the St Neots Road frontage to the east</li> <li>• Protected Village Amenity Area – lies approximately 15m to the north east.</li> </ul>

	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath lies along the western boundary of the site and a bridleway lies approximately 50m to the north east.</li> <li>• Biodiversity features – Clayland 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.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2 (in part).</li> </ul> <p>It would not be possible to mitigate impact on the Important Countryside Frontage.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - The Baptist Church on The Green may be an issue if bell ringing regular and mitigation options feasibility etc. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the heart of Eltisley is its triangular village green, bordered by the church, farmhouses and cottages. This forms a substantial part of the historic core. There are four approach roads, each containing linear development. The village is enclosed by small fields, with mature hedgerows, forming a transition to open fields beyond. To the south is Eltisley Wood. Some of the village streets are narrow and winding, with linear housing interspersed with small fields. There is some housing development, but the original form of the village is retained.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Eltisley. The northern part of Eltisley in particular is linear in character. Development of this site will create a substantial backland development which would be out of scale and character with, and harmful to the setting of the Listed church and wider historic environment of this part of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts. Site lies adjacent to a Grade II* and II Listed Buildings and the Conservation Area, and forms a very important part of the setting of a several Grade II Listed Buildings and is located in the historic</p>

	core of the village with important archaeology. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.
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<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as in-fill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>A junction located on St Neots Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Bourn Reservoir Distribution Zone, within which there is a minimum spare capacity of 3,900 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Bourn Reservoir Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Eltisley has no mains gas supply.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.

<b>School capacity?</b>	Eltisley has one Primary School with a PAN of 15 and school capacity of 150, and lies within the catchment of Longsands College, St. Neots  After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.
<b>Health facilities capacity?</b>	There is no doctors surgery in Eltisley. The nearest surgeries are in Papworth Everard and Cambourne, with some spare capacity to expand
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	No. Objection from the Highways Agency concerning local junctions onto the A428.  Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None (1.67 ha if unconstrained)
<b>Site capacity</b>	50 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.

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

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

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