

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

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

**Index of Teversham Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 098	Land to the east of Cherry Hinton Road, Teversham	184 dwellings	2124
Site 099	Land to the south of Pembroke Way, Teversham	47 dwellings	2132
Site 137	Land at Fulbourn Road, Teversham	108 dwellings	2140

**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>	Teversham
<b>Site name / address</b>	Land to the east of Cherry Hinton Road, Teversham
<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>	Approximately 150 dwellings with public open space
<b>Site area (hectares)</b>	8.19 ha.
<b>Site Number</b>	098
<b>Site description &amp; context</b>	<p>The site lies to the south of Pembroke Way and east of Cherry Hinton Way, on the southern edge of Teversham. The site adjoins residential development to the north and the northern part of the eastern boundary. The site is surrounded on all other sides by agricultural land. The western edge is constrained by Cherry Hinton Way, beyond which, further to the west lies Cambridge Airport. The site comprises mostly agricultural land, although the north eastern part of the site is an area of formal amenity land. The site is enclosed by hedgerow on all sides, except to the north west on the Pembroke Way frontage which is open, defined by a mesh fence.</p> <p>Note: the northern part of the site is also considered separately as site 099.</p>
<b>Current or last use of the site</b>	Agricultural and amenity land.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	Adjacent to the area covered by the Cambridge East Area Action Plan.

<b>Planning history</b>	The public open space on the north eastern part of the site resulted from residential development on Borley Way to the north (S/1209/94/F).
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <li>• Preserves the character of Cambridge as a compact city with thriving historic centre</li> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> <li>• Key views of Cambridge from the countryside (viewpoint or site forms part of the view towards Cambridge) – Viewpoint B</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. (page 75)</p> <p>The site lies in an area of landscape close to the city with particular qualities to be safeguarded (Area 1 East of City). It is recognised that the development of the airport site provides the opportunity to create a new green finger, providing continuous recreational space and access linking Coldham's Common in the City to the wider rights of way network in the Fen Edge landscape, and possibly a new country park, east of Teversham. The area is important to be safeguarded and, where possible, enhance the qualities of the area and maintain the scale and separate identity of Teversham, ensuring there is a width of open countryside between this village and the new city edge. (page 80)</p>

<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>	<p>This largely agricultural site lies to the south of Pembroke Way and east of Cherry Hinton Way, on the southern edge of Teversham within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>• Preserves the character of Cambridge as a compact city with thriving historic centre.</li> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• Key views of Cambridge from the countryside (viewpoint or site forms part of the view towards Cambridge) – Viewpoint B</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul>
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – The Teversham Conservation Area lies 146m to the north. Adverse effect due to loss of important countryside setting on approach.</li> <li>• Listed Buildings – Grade II Listed Manor Farmhouse, Fulbourn Road lies 290m to the south east. Major adverse effect on functional countryside setting of Manor Farmhouse and SAM.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village with evidence for medieval settlement to the north and a designated medieval moat to the east (SAM 33278). There is also evidence for Roman activity in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, but with careful design it should be</p>

	possible to mitigate impact of development within Site 099 with landscape screening on southern edge.
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs across the site.</li> <li>• Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</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>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination – Adjoins Cambridge Airport. A contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - The West of the site is close to Airport Way and Marshalls Airport. Air and 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 wellbeing 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>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Teversham as lying 3 miles east of Cambridge, bordered by arable fields and with Cambridge Airport immediately to the west. This linear village has now been developed in depth, with several housing estates on its western side. The majority of the village edges abut open fields, but Manor Farm to the south and Allen's Farm to the north, provide a softer more enclosed boundary, with smaller fields and mature hedgerows. The landscape to the east is flat, comprising Teversham Fen. The parish church is at the northern end of the village in a wooded setting. The fields to the west separate Teversham from Cambridge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Teversham. The site forms part of the setting of the SAM, Conservation Area and a Grade II</p>

	Listed Building, but with careful design it should be possible to mitigate impact of development within Site 099 with landscape screening on southern edge
<b>Can any issues be mitigated?</b>	No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>The Highway Authority has concerns about the suitability of Cherry Hinton Road to serve (246 dwellings) development of this size.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to trigger local 11,000-Volt reinforcement.</li> <li>• Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Teversham has a mains gas supply.</li> <li>• Mains sewerage - The Teversham WWTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Teversham has one Primary School with a PAN of 25 and school capacity of 175, and lies within the catchment of Bottisham Village College. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a

	<p>neither a surplus or deficit of primary places in Teversham taking account of planned development in Teversham,.</p> <p>The development of this site for 150 dwellings could generate a need for a number of early years places and a maximum of 53 primary school places and 38 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors surgery in Teversham. The nearest surgeries are in Cambridge and Fulbourn, which have limited spare capacity for growth.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>No. It is not possible to provide safe highway access to the site.</p> <p>Upgrades required to local infrastructure, including utilities (electricity, 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 (6.14 ha if unconstrained)
<b>Site capacity</b>	184 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.

<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 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>

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	August 2013
<b>Location</b>	Teversham
<b>Site name / address</b>	Land south of Pembroke Way, Teversham
<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>	Approximately 40 dwellings with public open space
<b>Site area (hectares)</b>	2.07 ha.
<b>Site Number</b>	099
<b>Site description &amp; context</b>	<p>The site lies to the south of Pembroke Way and east of Cherry Hinton Way, on the southern edge of Teversham. The site adjoins residential development to the north and east and agricultural land to the south and west. Further to the west lies Cambridge Airport. The site comprises part agricultural land and an area of formal amenity land. The site is enclosed by hedgerow on all sides, except to the north west on the Pembroke Way frontage which is open, defined by a mesh fence. A dense tree belt lies along the southern boundary.</p> <p>Note: the site is also considered as part of larger site 099.</p>
<b>Current or last use of the site</b>	Agricultural and amenity land.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	Adjacent to the area covered by the Cambridge East Area Action Plan.
<b>Planning history</b>	The public open space resulted from residential development on Borley Way to the north (S/1209/94/F).
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p><b>Green Belt Purposes</b></p> <ul style="list-style-type: none"> <li>• Preserves the character of Cambridge as a compact city with thriving historic centre</li> <li>• Maintains and enhances the quality of Cambridge’s setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> <li>• Key views of Cambridge from the countryside (viewpoint or site forms part of the view towards Cambridge) – Viewpoint B</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. (page 75)</p> <p>The site lies in an area of landscape close to the city with particular qualities to be safeguarded (Area 1 East of City). It is recognised that the development of the airport site provides the opportunity to create a new green finger, providing continuous recreational space and access linking Coldham’s Common in the City to the wider rights of way network in the Fen Edge landscape, and possibly a new country park, east of Teversham. The area is important to be safeguarded and, where possible, enhance the qualities of the area and maintain the scale and separate identity of Teversham, ensuring there is a width of open countryside between this village and the new city edge. (page 80)</p>
<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>	<p>This agricultural and amenity site lies to the south of Pembroke Way and east of Cherry Hinton Way, on the southern edge of Teversham within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>• Preserves the character of Cambridge as a compact city with thriving historic centre.</li> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• Key views of Cambridge from the countryside (viewpoint or site forms part of the view towards Cambridge) – Viewpoint B</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul>
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b> (Updated August 2013)	<ul style="list-style-type: none"> <li>• Conservation Area – The Teversham Conservation Area lies 146m to the north. Adverse effect due to loss of important countryside setting on approach.</li> <li>• Listed Buildings - Grade II Listed Manor Farmhouse, Fulbourn Road lies 325m to the south east. Major adverse effect on functional countryside setting of Manor Farmhouse and SAM.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village with evidence for medieval settlement to the north and a designated medieval moat to the east (SAM 33278). There is also evidence for Roman activity in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of the Conservation Area and a Grade II Listed Building, and it would have a major adverse effect on the functional countryside setting for the listed building and SAM. With careful design it might be possible to mitigate some of the impact of development through landscape screening on southern edge.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs across the amenity part of the site.</li> <li>• Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter</li> </ul>

	<p>valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <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 – Adjoins Cambridge Airport. A contaminated Land Assessment will be required as a condition of any planning application</li> <li>• Noise issues - The West of the site is close to Airport Way and Marshalls Airport. Air and 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 wellbeing 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> (Updated August 2013)</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Teversham as lying 3 miles east of Cambridge, bordered by arable fields and with Cambridge Airport immediately to the west. This linear village has now been developed in depth, with several housing estates on its western side. The majority of the village edges about open fields, but Manor Farm to the south and Allen's Farm to the north, provide a softer more enclosed boundary, with smaller fields and mature hedgerows. The landscape to the east is flat, comprising Teversham Fen. The parish church is at the northern end of the village in a wooded setting. The fields to the west separate Teversham from Cambridge.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Teversham. The site forms part of the setting of the Conservation Area and a Grade II Listed Building, but with careful design it might be possible to mitigate some of the impact of development through landscape screening on southern edge. However this will change the functional countryside for the listed building.</p>

<b>Can any issues be mitigated?</b> (Updated August 2013)	In part. The site forms part of the setting of the Conservation Area and a Grade II Listed Building. Landscape screening on the southern edge and careful design might mitigate some of the impacts but would change the functional countryside for the listed building.
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<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on to Pembroke Way would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Teversham has a mains gas supply.</li> <li>• Mains sewerage - The Teversham WWTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Teversham has one Primary School with a PAN of 25 and school capacity of 175, and lies within the catchment of Bottisham Village College. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a neither a surplus or deficit of primary places in Teversham taking account of planned development in Teversham.

	<p>The development of this site for 40 dwellings could generate a need for a small number of early years places and a maximum of 14 primary school places and 10 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors surgery in Teversham. The nearest surgeries are in Cambridge and Fulbourn, which have limited spare capacity for growth.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.
<b>Does the site warrant further assessment?</b> (Updated August 2013)	No.

<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b> (Updated August 2013)	None (1.55 ha. if unconstrained)
<b>Site capacity</b>	47 dwellings
<b>Density</b>	30 dph

<b>Potential Suitability</b>	
<b>Conclusion</b> (Updated August 2013)	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.

<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 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>

<b>Site Assessment Conclusion</b>
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Updated August 2013: Site with no development potential.
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<b>Status of Site in Proposed Submission Local Plan 2013</b>
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Not allocated for development; outside Development Framework; Green Belt.
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**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)  
Site Assessment Proforma**

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Teversham
<b>Site name / address</b>	Land at Fulbourn Road, Teversham
<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>	75 dwellings with new village hall and sports field / tennis courts
<b>Site area (hectares)</b>	4.78 ha.
<b>Site Number</b>	137
<b>Site description &amp; context</b>	The site lies to the east of Fulbourn road, on the south eastern edge of Teversham. The site adjoins residential development to the north and south, and isolated properties/farms in large grounds to the west. To the north east lies an enclosed recreation ground, with a car parking area to the north west. To the east lies open agricultural land. The site comprises an agricultural field enclosed by hedgerow on all sides, except to the north east which is exposed to the wider agricultural land, particularly to the east.
<b>Current or last use of the site</b>	Agricultural
<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>	<p>The site is within the Green Belt.</p> <p><b>Green Belt Purposes</b></p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p><b>Function with regard to the special character of Cambridge and its setting:</b></p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. (page 75)</p> <p>The site lies in an area of landscape close to the city with particular qualities to be safeguarded (Area 1 East of City). It is recognised that the development of the airport site provides the opportunity to create a new green finger, providing continuous recreational space and access linking Coldham's Common in the City to the wider rights of way network in the Fen Edge landscape, and possibly a new country park, east of Teversham. The area is important to be safeguarded and, where possible, enhance the qualities of the area and maintain the scale and separate identity of Teversham, ensuring there is a width of open countryside between this village and the new city edge. (page 80)</p>
<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 agricultural site lies to the east of Fulbourn Road, on the south eastern edge of Teversham within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:

	<ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul>
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – The Teversham Conservation Area lies 543m to the north. Adverse effect due to loss of important countryside setting on approach and as countryside buffer between hamlet and village.</li> <li>• Listed Buildings - Grade II Listed Manor Farmhouse, Fulbourn Road lies 176m to the west. Major adverse effect on functional countryside setting of Manor Farmhouse and SAM.</li> <li>• Non-statutory archaeological site - Cropmarks in the area suggest a ditch which is likely to be associated with the designated medieval moat to the west (SAM33278). Cropmarks to the east suggest settlement of late prehistoric date. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, and it would not be possible to mitigate impact of development.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath lies approximately 178m to the south.</li> <li>• Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul>

	<ul style="list-style-type: none"> <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>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination – Adjacent filled land in northwest. A contaminated Land Assessment will be required as a condition of any planning application</li> <li>• Noise issues - Noise from High Street but can be mitigated by design and layout, which may influence density.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Teversham as lying 3 miles east of Cambridge, bordered by arable fields and with Cambridge Airport immediately to the west. This linear village has now been developed in depth, with several housing estates on its western side. The majority of the village edges abut open fields, but Manor Farm to the south and Allen's Farm to the north, provide a softer more enclosed boundary, with smaller fields and mature hedgerows. The landscape to the east is flat, comprising Teversham Fen. The parish church is at the northern end of the village in a wooded setting. The fields to the west separate Teversham from Cambridge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Teversham. The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, which it would not be possible to mitigate.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of the SAM Conservation Area and a Grade II Listed Building. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on to Fulbourn 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 - Likely to trigger local 11,000-Volt reinforcement.</li> <li>• Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare</li> </ul>

	<p>capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Teversham has a mains gas supply.</li> <li>• Mains sewerage - The Teversham WWTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Teversham has one Primary School with a PAN of 25 and school capacity of 175, and lies within the catchment of Bottisham Village College. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a neither a surplus or deficit of primary places in Teversham taking account of planned development in Teversham.</p> <p>The development of this site for 75 dwellings could generate a need for a small number of early years places and a maximum of 26 primary school places and 19 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors surgery in Teversham. The nearest surgeries are in Cambridge and Fulbourn, which have limited spare capacity for growth.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (3.59 ha. if unconstrained)
<b>Site capacity</b>	108 dwellings
<b>Density</b>	30 dph

#### Potential Suitability

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

<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.

#### Achievability

<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 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>

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

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