

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

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

**Index of Fowlmere Site Assessment Proforma**

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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>	Fowlmere
<b>Site name / address</b>	Manufacturing site and Turnbrook
<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>	62 dwellings with public open space
<b>Site area (hectares)</b>	2.22ha
<b>Site Number</b>	051
<b>Site description &amp; context</b>	<p>The site is on the northern edge of Fowlmere to the east of the stream flowing through the village. There is farmland to the north, west and east of the site and residential to the southwest linking to the High Street. There are some allotments adjoining the southeast boundary of the site. There is a track that follows the eastern boundary called Green Lane – this starts at the High Street and continues northwards.</p> <p>The site is 'L' shaped and comprises of five industrial buildings with associated hard standing for car parking etc. There is an access road from the site to the High Street.</p>
<b>Current or last use of the site</b>	Manufacturing
<b>Is the site Previously Developed Land?</b>	Yes
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>Planning applications</p> <p>There have been a number of applications refused for housing on land in The Nurseries and The Poplars, which includes part of the southern end of the site in the 1960s and 70s. (S/0640/75; SC/69/326)</p>

SHLAA (August 2013) Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites  
Group Village

<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>
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<b>Tier 1: Strategic Considerations</b>
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<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>	Flood Zone – The western half of the site is in flood zone 3. The northwest corner of the site is in flood zone 2.
<b>Tier 1 conclusion:</b>	<p>The site is on the northern edge of Fowlmere to the east of the stream flowing through the village. The western half of the site is in flood zone 3 and therefore not suitable for housing.</p> <p>There is farmland to the north, west and east of the site and residential to the southwest linking to the High Street. There are some allotments adjoining the southeast boundary of the site.</p> <p>The 'L' shaped site comprises of five industrial buildings with associated hard standing for car parking etc. Development of this site would result in the loss of employment land within Fowlmere.</p>
<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>
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<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the boundary of the Fowlmere conservation area follows the western boundary of the site.</li> <li>• Listed Buildings – The Old Rectory – a grade II listed building is to the south west of the site – its grounds are adjacent to the site's boundary.</li> <li>• Non-statutory archaeological site - Located on the north side of the historic village core, and north of the nationally important Round Moat (SAM 24430). Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – There are protected trees within the grounds of the Old Rectory adjacent to the boundary of the site. Along the western boundary of the site there are groups of protected trees following the line of the stream.</li> <li>• Biodiversity features /Chalklands – These support species and</li> </ul>

	<p>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.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Industrial use, requires assessment, can be conditioned</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise - No obvious noise related issues, therefore no objection in principle. This site has historical industrial e.g. Welding Alloys Ltd and associated commercial parking / deliveries. Allocating this site for residential would be positive and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well-being- fully support.</li> <li>• Flooding and drainage issues - West half of site in flood zone 2/3</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream, which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is on the northern edge of Fowlmere and is identified in the SCVCS as industrial buildings and car parking forming a harsh edge to the village. On the eastern side of the site is Green Lane a track that has trees along it. Approaching the village from Cambridge Road the buildings are hidden amongst these trees. This wood enclosed setting to the village from approach roads is a key attribute listed by the SCVCS.</p> <p>The site projects out into open countryside with farmland on three sides of it. The western boundary adjoins the stream that flows through the village and is densely wooded. The industrial buildings are well screened from this aspect and therefore the parts of the</p>

	<p>village that look eastwards towards the site see trees with only a glimpse of industrial buildings.</p> <p>The access road from the High Street – The Way - has a few residential properties along it, which are set in mature gardens. Home Farm is a large property set in grounds to the south of the site, which has allotments directly adjoining the site. The flat nature of the terrain and the presence of trees within the gardens of these properties means that the industrial site cannot be viewed from the High Street.</p> <p>Development of this site would have a neutral effect on the landscape setting of the village because the current industrial use project out from the village into the open countryside and are from some aspects of the village screened by trees and if these buildings and parking areas were replaced with residential through good design the impact of this housing development could be mitigated.</p>
<b>Can any issues be mitigated?</b>	Yes

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located on Cambridge 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 Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul> <p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated 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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The</li> </ul>

	<p>sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</p>
<b>Drainage measures?</b>	<p>The promoters have provided the following information regarding flooding:  A small part of the site is located within a flood zone 3 area, as defined in the Council's Strategic Flood Risk Assessment (SFRA), however the SFRA is not based on a flow hydrograph. A site specific FRA based on a flow hydrograph might establish that the site is not susceptible to flooding (as concluded in the FRAs prepared in support of planning applications on two adjoining sites to the south – App Ref S/1226/11 and S/1223/11.)</p>
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 62 dwellings could generate a need for early years places and a maximum of 22 primary school places and 16 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 the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance)  The Surgery, Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information –</p> <p>20% of the land will provide strategic infrastructure including public open space(s) and roads.</p> <p>More affordable and diverse range of housing to help alleviate housing pressures and contribute to a balanced housing market in Fowlmere.</p> <p>Locating new development in a well connected location that benefits from strategic transport corridors of the A505 and M11, as well as being in close proximity to the Cambridge to London Kings Cross railway line, providing excellent links to Cambridge, north Hertfordshire and London; linking people to jobs, schools, health and other services.</p>

	<p>It will assist regeneration by encouraging the redevelopment of previously developed land, makes best use of existing infrastructure, and allow new development to be integrated within the existing settlement pattern.</p> <p>Erecting buildings with smaller footprints, providing gardens and changing the commercial layout of the site represents an opportunity to create a softer edge to the village.</p> <p>Removing the existing large and bland manufacturing buildings and replacing them with dwellings represents an opportunity to enhance the character and appearance of the site, which is important as it adjoins the Fowlmere Conservation Area.</p> <p>Changing the use of the site from manufacturing to residential will reduce the amount of heavy goods vehicles on the roads within and through the village.</p> <p>Providing landscaped areas will create landscape and habitat links across the development embedding the scheme into the local landscape and provide opportunities for creative and structured play.</p> <p>The extent of the Green Belt to the north –east and east of Fowlmere will be safeguarded and its special qualities and characteristics will be preserved.</p>
<b>Can issues be mitigated?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	0.75ha
<b>Site capacity</b>	22 dwellings
<b>Density</b>	30dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	1. Welding Alloys Ltd 2. Individual landowner
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed but there has been interest from a developer.
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>• The promoter indicates that the site is not available immediately as there is an existing use on the site.</li> <li>• The promoter indicates that the site could become available 2016-21</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2016-21
<b>Are there any market factors that would significantly affect deliverability?</b>	-
<b>Are there any cost factors that would significantly affect deliverability?</b>	Planning obligations.
<b>Could issues identified be overcome?</b>	Should be negotiated.

<b>Economic viability?</b>	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 whether it should be allocated in the new Local Plan.
	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.
	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).

<b>Site Assessment Conclusion</b>
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.

<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>	Fowlmere
<b>Site name / address</b>	Appleacre Park London Road
<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>	Construction of 12-15 new park homes, as extension to existing park home site
<b>Site area (hectares)</b>	0.46ha
<b>Site Number</b>	077
<b>Site description &amp; context</b>	<p>The site is on the southern edge of Fowlmere to the west of Chrishall Road. On the opposite side of this road is housing. There is an estate of Park homes north east of the site with a grassy field adjoining this, which is part of the Appleacre Park for caravans and tents. To the south is a scrubland. There are a number of large houses set in grounds to the south and west of the site.</p> <p>The site comprises some dis-used agricultural buildings on the western part of the site along with hard standing. The eastern section is grass used for pitches for caravans. Along the southern boundary there are a number of buildings used by the caravan park for washing facilities and shower/ toilet blocks.</p>
<b>Current or last use of the site</b>	<p>Redundant agricultural buildings, pitches for 5 caravans or tents and places for 20 stored caravans.</p> <p>Redundant buildings part of poultry farm last used in late 1970's.</p>
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No

<p><b>Planning history</b></p>	<p>Local Plan 2004</p> <p>The inspector considered this site in his 2002 report and stated -          'The objection site consists of a small number of houses together with a caravan site set among low rural buildings and heavy screen planting. The village framework includes the end of a ribbon of housing on the opposite side of Chishill Road but this is at the extremity of the built-up area. The site is otherwise surrounded by land with a strong rural character and I see no case for providing a policy that would facilitate permanent development on this prominent corner site.'</p> <p>Planning applications</p> <p>An application for an additional six plots at the caravan plot with the construction of a permanent access road was refused in 2006 and refused at appeal.(S/1639/06/F) The inspector in dismissed this appeal and in his decision notice he noted that Appleacre Park is a block of land far from the village centre and separated from the well established ribbon development of housing on the opposite side of Chrishall Road which is within the development framework of Fowlmere. 'Consequently in my view it does not, either visually or functionally, form a logical part of the settlement and therefore the proposals do not constitute infilling within it. ...Further residential therefore would constitute an encroachment into the open countryside beyond the settlement boundary which the development plan seeks to resist.' The appellants had claimed that the proposal would meet the needs for affordable or low cost housing and the inspector rejected this in policy terms. He considered that the proposal 'would have an altogether more cluttered and developed appearance reduce considerably the open rural character of the site. In this respect the character and impact of proposed development would have more in common with a small residential estate than with the present leisure uses of the site and would be harmful to the rural character of the surroundings.'</p> <p>An application for housing on the site was refused in 1964.(C/64/116)</p>
<p><b>Source of site</b></p>	<p>Site suggested through call for sites</p>

<p><b>Tier 1: Strategic Considerations</b></p>	
<p><b>Green Belt</b></p>	<p>The site is not within the Green Belt.</p>
<p><b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b></p>	<p>No</p>

<b>Tier 1 conclusion:</b>	<p>The site is located on the southern edge of Fowlmere with residential to the east on Chrishall Road and large houses set in grounds to the west. There is an estate of Park Homes to the north along with a grassy area used by the Appleacre Park for caravans and tents.</p> <p>The site has within it some dis-used agricultural buildings with hardstanding in the western part and the rest is a grass park with pitches for caravans and tents and associated facilities.</p>
<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>• Non-statutory archaeological site - Cropmarks to the west identify the location of enclosures of probable late prehistoric or Roman date. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Biodiversity features /Chalklands – These 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 grade 2</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Land contamination – No issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise - No obvious / apparent significant noise related issues, therefore no objection in principle.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream</p>

	<p>which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is located on the southern edge of the village and has a fence along the eastern boundary with Chrishall Road, which means that there are clear views into the site. The boundary edge to the north of this site is a dense hedgerow with trees. The housing on the opposite side of this road is linear in form and has clear open views into the site. This linear development along the approaches to the village is identified in the SCVCS as being a key attribute. Hedgerows further south along the road screen views of the caravan park.</p> <p>The character of the land on the west side of the road, which includes the caravan park, is different from the linear housing to the east.</p> <p>The tall dense hedge of evergreen trees that is growing along the boundary of the caravan park with London Road means that there are no views into the site from this direction and there are limited views from the Park Homes estate since there are mature trees within the gardens.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located on London 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 Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul> <p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. Development requiring an increase in capacity of the zone will</p>

	<p>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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 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 the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance)</p> <p>The Surgery, Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information –</p> <p>Role of Park Homes – residential mobile homes – affordable low rise living. Low cost market housing – Suitable for the elderly Proposal is in sustainable location. Role of park homes recognised by current Government – affordable alternative to mainstream housing. SHMA for Cambridgeshire recognises role too.</p>
<b>Can issues be mitigated?</b>	In Part

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (area if unconstrained 0.35ha)
<b>Site capacity</b>	10 dwellings
<b>Density</b>	30dph

#### 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>	No
<b>Site ownership status?</b>	Four joint individual owners
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	No
<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>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No

<b>Could issues identified be overcome?</b>	N/a
<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.

**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>	Fowlmere
<b>Site name / address</b>	Land north of London Road
<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>	225 dwellings with public open space
<b>Site area (hectares)</b>	7.6ha
<b>Site Number</b>	106
<b>Site description &amp; context</b>	The site is on the western edge of Fowlmere, west of the London Road. There is housing to the east and south. There is a field to the north and open rolling countryside to the west of the site.  The site is an arable field
<b>Current or last use of the site</b>	Agricultural use
<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>	Local Plan 2004 Considered by the inspector as part of a much larger site. He stated the following (para 29. 13-29.14) –  ‘This site of 3.22ha was once a temporary WW2 military camp. Most of the buildings were demolished before 1960 but a few small buildings remain, and photographic evidence of recent excavations shows that the footings and/or foundations of many others are still in place. In addition there are two larger buildings formerly used as poultry sheds but now redundant. The objectors see this as previously developed land (PDL) under the terms of Annex C of

SHLAA (August 2013) Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites

Group Village

Site 106 Land north of London Road, Fowlmere

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	<p>PPG3 and suggest its allocation for residential development including affordable housing and a shop.</p> <p>Despite the apparent brownfield nature of this land I do not support its allocation. I have found no outstanding need during the remainder of the plan period to allocate land in settlements with the general sustainability credentials of Group Villages, save in the case of a small number of exceptional sites. ‘</p> <p>Local Plan 1993 The inspector as part of a larger site considered this site. The inspector did not support the allocation of the whole site for housing because the scale of the development was too great. Fowlmere was located within an area of constraint at that time where it had been recognised that new houses would more likely be occupied by commuters than by those working in the area. He did not think Fowlmere should be re-designated as a growth settlement. He stated that ‘ No firm evidence has been submitted of a scale of need for low cost housing in the village which I consider would justify the allocation of additional sites...’</p> <p>Planning Application In 1989 an application for residential use of the site was refused because the site was outside of the built up area of the village.(S/1653/89/O)</p>
<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>	<p>The site is on the western edge of Fowlmere, west of the London Road. There is housing to the east and south. There is a field to the north and open rolling countryside to the west of the site.</p> <p>The site is an arable field</p>
<b>Does the site warrant further assessment?</b>	Yes

SHLAA (August 2013) Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites  
Group Village

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - The site is located on the southern side of the historic village core. Cropmarked to the south west also indicate the presence of enclosures of probable prehistoric or Roman date. Further information would be necessary in advance of any planning application for this site.</li> <li>Listed buildings – the United Reform church is to the east of the site and is grade II listed. Development of the site would impact its setting since the building overlooks the site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders - There is a group of trees protected in the northeast corner of the site.</li> <li>Important Countryside Frontage – the eastern boundary with London Road has a ICF for its entire length and it extends northwards along the road as it adjoins the neighbouring field.</li> <li>Biodiversity features /Chalklands – These 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 grade 2</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Ground Water Source Protection Zone 2</li> <li>Land contamination – no issues</li> <li>Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>Noise: Generation Off-site - No obvious / apparent noise related issues, therefore no objection in principle.</li> <li>Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South</p>

	<p>Cambridgeshire. The village has evolved by the side of a stream which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is on the western boundary of Fowlmere. It is recognised in the SCVCS as farmland, which stretches up to the eastern side of the London Road creating a countryside frontage. There is a well-established hedgerow along the entire length of this boundary. The housing fronting onto the east side of the road is linear in form and has clear views across the site and beyond towards a wooded hedgerow on the horizon. This linear development along an approach road to the village is listed as a key attribute in the SCVCS and the London Road is a good example.</p> <p>On the south-eastern edge of the site there is no hedge so there are clear open views across the site with only glimpses of houses within the village through trees. Further along this southern edge there is the occasional tree in a spare hedgerow which partly screens views into the site. The views southward from site are blocked by the high dense hedge that has been grown along the opposite side of the London Road.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located on London 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 require local and upstream reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul> <p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis.</p>

	<p>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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 225 dwellings could generate a need for early years places and a maximum of 79 primary school places and 56 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 the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance)</p> <p>The Surgery , Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information –</p> <p>It is considered that outdoor recreation would be incorporated into any residential development proposals to ensure sufficient open space is provided.</p> <p>Residential development of the site could provide benefits including affordable housing and open space/recreation provision. It is understood that affordable housing is needed within the village and as such the site could make a valuable contribution towards providing affordable housing for the community. Any additional opportunities and benefits could be explored through the plan making process.</p>
<b>Can issues be mitigated?</b>	In Part

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (area if unconstrained 5.70ha)
<b>Site capacity</b>	171 dwellings
<b>Density</b>	30dph

#### 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>	Sheldrick farming.
<b>Legal constraints?</b>	There are no legal or ownership constraints associated to the site.
<b>Is there market interest in the site?</b>	At this stage, the site is not on the open market. It is understood that there would be developer interest for housing sites in this location.
<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>	The promoters do not consider there to be any constraints operating on the site that withhold it from being developed. Accordingly it is considered that the site has no significant constraint to prevent its development for residential use.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoters do not consider there to be any constraints operating on the site that withhold it from being developed. Accordingly it is considered that the site has no significant constraint to prevent its development for residential use.

<b>Could issues identified be overcome?</b>	N/a
<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.

**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>	Fowlmere
<b>Site name / address</b>	Land west of High Street
<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>	93 dwellings with public open space
<b>Site area (hectares)</b>	3.01ha
<b>Site Number</b>	107
<b>Site description &amp; context</b>	<p>The site is on the western edge of Fowlmere west of the London Road. A wall forms this boundary with the road. To the north and east is residential and to the north west the Butt Farm Business units. To the west and south is open countryside.</p> <p>The site is a green field with two disused agricultural buildings in the southwest corner of the site.</p> <p>The site is adjacent to Site 106.</p>
<b>Current or last use of the site</b>	<p>Storage barns and vacant land.</p> <p>Agricultural related activity, former poultry sheds now not in use – ceased use approximately 7 years ago.</p>
<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>	<p>Local Plan 2004 Considered by the inspector as part of a much larger site. He stated the following (para 29. 13-29.14) –</p> <p>'This site of 3.22ha was once a temporary WW2 military camp. Most</p>

SHLAA (August 2013) Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites  
Group Village

	<p>of the buildings were demolished before 1960 but a few small buildings remain, and photographic evidence of recent excavations shows that the footings and/or foundations of many others are still in place. In addition there are two larger buildings formerly used as poultry sheds but now redundant. The objectors see this as previously developed land (PDL) under the terms of Annex C of PPG3 and suggest its allocation for residential development including affordable housing and a shop.</p> <p>Despite the apparent brownfield nature of this land I do not support its allocation. I have found no outstanding need during the remainder of the plan period to allocate land in settlements with the general sustainability credentials of Group Villages, save in the case of a small number of exceptional sites. ‘</p> <p>Local Plan 1993 The inspector as part of a larger site considered this site. The inspector did not support the allocation of the whole site for housing because the scale of the development was too great. Fowlmere was located within an area of constraint at that time where it had been recognised that new houses would more likely be occupied by commuters than by those working in the area. He did not think Fowlmere should be re-designated as a growth settlement. He stated that ‘ No firm evidence has been submitted of a scale of need for low cost housing in the village which I consider would justify the allocation of additional sites.....’</p> <p>Planning Application Two applications were refused in 2000 for the change of use of the agricultural buildings on the site. The one for change to an office use was refused because of the likely traffic generation from the site and change to the character of the building. The application for warehousing (B8) was refused because of the impact of traffic from the site and the lack of on-site parking in the scheme. (S/1533/00/F)</p> <p>In 1989 an application for residential use of the site was refused because the site was outside of the built up area of the village.(S/1653/89/O)</p>
<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>	<p>The site is on the western edge of Fowlmere west of the London Road. To the north and east is residential and to the northwest the Butt Farm Business units. To the west and south is open countryside.</p> <p>The site is a green field with two disused agricultural buildings in the southwest corner of the site</p>
<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>• Non-statutory archaeological site - The site is located on the south western side of the historic village core. There is also evidence for prehistoric or Roman settlement in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – there are protected groups of trees surrounding the site – all elms. Further protected trees are adjacent to the southern boundary near to the London Road within the next field. Within the field are two protected horse chestnut trees – one located in the middle of the site</li> <li>• Important Countryside Frontage – the eastern boundary adjacent to the London Road has an ICF running along it and extending southwards along the road frontage.</li> <li>• Protected Village Amenity Area – to the north of the site is the recreation ground for the village which is a PVAA</li> <li>• Biodiversity features /Chalklands – These 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</li> </ul>

	<p>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 grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm buildings in west, requires assessment, can be conditioned</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise: Industrial / Commercial The North of site is adjacent to The Butts Business Centre comprised of various industrial / commercial units e.g. Cambridge Steel Structures Limited, Unit 2, The Butts Business Centre involved in steel fabrication. Noise from activities, refrigeration plant and vehicular movements are material considerations with significant negative impact potential in terms of health and well-being and a poor quality living environment and possible noise nuisance.</li> </ul> <p>It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</p> <p>Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking a noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.</p>

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream, which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is located on the western edge of the village and is surrounded by protected trees. The parkland grounds of Manor House adjoin the northeast corner of the site. The SCVCS identified the combination of these grounds and the enclosed field as creating a soft edge to the village.</p> <p>The countryside frontage to village streets such as London Road is listed as one of the key attributes of Fowlmere in the SCVCS. A wall marks the western boundary with London Road. The view from the London Road westward across the site is screened by trees towards the open rolling countryside beyond. Development of this site would impact on this view.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located on to the High Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul> <p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. Development requiring an increase in capacity of the zone will</p>

	<p>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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 93 dwellings could generate a need for early years places and a maximum of 33 primary school places and 23 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 the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance)</p> <p>The Surgery, Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information –</p> <p>It is considered that outdoor recreation would be incorporated into any residential development proposals to ensure sufficient open space is provided.</p> <p>Residential development of the site could provide benefits including affordable housing and open space/recreation provision. It is understood that affordable housing is needed within the village and as such the site could make a valuable contribution towards providing affordable housing for the community. Any additional opportunities and benefits could be explored through the plan making process.</p>
<b>Can issues be mitigated?</b>	Yes

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (area if unconstrained 2.26ha)
<b>Site capacity</b>	68 dwellings
<b>Density</b>	30dph

#### 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>	Sheldrick Farming
<b>Legal constraints?</b>	There are no ownership constraints that prevent this land being suitable for residential development.
<b>Is there market interest in the site?</b>	At this stage, the site is not on the open market. It is understood that there would be developer interest for housing sites in this location.
<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>	The promoters do not consider there to be any constraints operating on the site that withhold it from being developed. Accordingly it is considered that the site has no significant constraint to prevent its development for residential use.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoters do not consider there to be any constraints operating on the site that withhold it from being developed. Accordingly it is considered that the site has no significant constraint to prevent its development for residential use.

<b>Could issues identified be overcome?</b>	N/a
<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.

**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>	Fowlmere
<b>Site name / address</b>	Land at Top Close
<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>	Residential development
<b>Site area (hectares)</b>	0.58ha
<b>Site Number</b>	122
<b>Site description &amp; context</b>	<p>The site is on the western edge of Fowlmere. With residential properties to the south and north. The eastern boundary is formed by a track that leads northwards to the houses in Top Close. Fowlmere Primary School is located to the south east of the site on Butt Lane. To the west the site is adjacent to open countryside.</p> <p>The site is former allotment land. Part of the site is used by the nearby primary school as a car park for school staff.</p>
<b>Current or last use of the site</b>	<p>Largely unused apart from a car park for school staff – to be retained</p> <p>Had been used for allotments some years ago.</p>
<b>Is the site Previously Developed Land?</b>	<p>Parking area – pdl</p> <p>Rest not</p>
<b>Allocated for a non-residential use in the current development plan?</b>	No

<b>Planning history</b>	<p>Local Plan 2004 The inspector considered this site in his 2002 report and did not support its allocation for residential development seeing it as a mainly greenfield site.</p> <p>LP 1993 The inspector considered this site and observed that this site is 'more of an incursion of the countryside into the village than an integral part' of Fowlmere but considered it unrealistic to allocate the land for development in the absence of any apparent way of improving the access.</p>
<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>	<p>The site is on the western edge of Fowlmere. With residential properties to the south and north. The eastern boundary is formed by a track that runs northward to Top Close .To the west the site is adjacent to open countryside.</p> <p>The site is former allotment land. Part of the site is used by the nearby primary school as a car park for school staff.</p>
<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>Listed Buildings – Fowlmere Primary School, which is located on Butt Lane, some 90 metres south of the site is grade II listed.</li> <li>Non-statutory archaeological site - The site is located on the west side of the historic village core. Archaeological works could be secured by condition of planning permission.</li> </ul>

<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – A grouping of trees is listed in the garden of the property at the west end of Top Close. This is adjacent to the north west corner of the site.</li> <li>• Public Rights of Way – a track forms part the eastern boundary of the site.</li> <li>• Biodiversity features /Chalklands – These 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 grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – No issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise - No obvious / apparent significant noise related issues, therefore no objection in principle.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream, which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is on the western edge of Fowlmere and was formerly used for allotments. There are houses overlooking the site from the north in Top Close and to the south the properties in Westfield Road have long mature garden that back onto the site. The SCVCS identified this combination of mature garden and allotments as creating a soft edge to the village.</p> <p>Development of this site would have a significant adverse impact on the landscape setting of the village because the site creates a soft edge to the village and enhances the landscape setting of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated 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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</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 the provision of new schools. The site lies in close proximity to the Fowlmere Primary School and could potentially provide additional</p>

	playing fields for that school if it were to be acceptable to expand that school on its existing site.
<b>Health facilities capacity?</b>	Nearest - Orchard Surgery, New Road, Melbourn – limited capacity / no future plans. (2.4miles distance) The Surgery, Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.
<b>Any other issues?</b>	The promoter has provided the following information –  Access issues and ownership of road to be fully investigated / resolved.  All County Council receipts benefit the people of Cambridgeshire.
<b>Can issues be mitigated?</b>	In Part

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 0.52ha)
<b>Site capacity</b>	16 dwellings
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	1. Cambridgeshire County Council 2. Sheldrick Trust
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed.
<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>	No - high value area so likely to be viable.
<b>Are there any cost factors that would significantly affect deliverability?</b>	No - high value area so likely to be viable.
<b>Could issues identified be overcome?</b>	N/a
<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.

**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>	Fowlmere
<b>Site name / address</b>	Land at Triangle Farm, land between Thriplow Road, Cambridge Road and Fowlmere Road.
<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 45 dwellings with public open space
<b>Site area (hectares)</b>	1.03ha
<b>Site Number</b>	218
<b>Site description &amp; context</b>	The site is on the eastern edge of Fowlmere. It is an almost triangular green field that is bounded on three sides by roads – Cambridge Road/ Thriplow Road and Fowlmere Road. There is a high hedge on all these three sides. The fourth side is adjacent to a affordable housing scheme that has been allowed as an exception site.
<b>Current or last use of the site</b>	Agricultural land
<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>	LDF 2006 Objection site 26 The same site was promoted for residential development and rejected by the inspector.  Local Plan 2004 The inspector in his report stated 'This is a hedge-lined field bordered by 3 roads at the eastern end of the village. Allocation of this green field site for residential development would result in a clear extension of the village into its rural surroundings, for which there is no need.'
<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>	The site is on the eastern edge of Fowlmere. It is an almost triangular green field that is bounded on three sides by roads – Cambridge Road/ Thriplow Road and Fowlmere Road.
<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>• Non-statutory archaeological site - The site is located on the east side of the historic village core. There is also evidence for probable prehistoric enclosures in the vicinity. Archaeological works could be secured by condition of planning permission.</li> <li>• Listed Building – to the south on the opposite side of the road to the site is a grade II listed building – Fieldhouse , Thriplow Rd. Adverse impact on setting of this building if site developed.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Biodiversity features /Chalklands – These 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 grade 2</li> </ul>

<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination – No issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise- No obvious / apparent significant noise related issues, therefore no objection in principle. Noise from road 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 (SCVCS) describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is located on the eastern edge of the village and is identified in the SCVCS study as an enclosed field. It has roads on three sides of it which all have high mature hedgerows with trees. Such fields are an important characteristic feature of the village creating a transition between the village and open countryside. The hedgerows screen wider views into the village.</p> <p>The study also identifies as a key attribute to the village the separation between Fowlmere and Thriplow and the site is on the Thriplow side of the village, part of the land that separates these villages.</p> <p>Development of this site would have a significant adverse impact on the landscape setting of the village because it is an enclosed field forming part of the transition to open countryside between Fowlmere and Thriplow.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located on to Cambridge/ Fowlmere / Thriplow Road would be acceptable to the Highway Authority. The proposed site is</p>

	<p>acceptable in principle subject to detailed design.</p> <p>The promoter has provided the following additional information regarding access –</p> <p>The site had been assessed in detail by a Transport Consultant and it has been confirmed that a satisfactory vehicular access can be provided to both Cambridge Road and Thriplow Road.</p> <p>On Cambridge Road a 5m wide access to serve up to 50 dwellings, a 5.5m access thereafter can be provided with visibility splays of 2.4x215m to the north-east and 2.4x90 to the south west within highway land. Similar splays can also be provided on to Thriplow Road.</p> <p>A pavement would need to be provided to connect to the existing footway but it appears that this is feasible.</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 Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul> <p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated 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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 45 dwellings could generate a need for early years places and a maximum of 16 primary school places and 11 secondary places.</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 the provision of new schools.
<b>Health facilities capacity?</b>	Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance) The Surgery, Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.
<b>Any other issues?</b>	The promoter had provided the following additional information –  The site is not perceived as an extension into open countryside as it is surrounded by roads on three sides and existing development on the remaining side.  Development on the site would be well screened by reason of the existing mature hedges/trees along the road frontages.  A topographical survey and access assessment by a Highway Engineer has indicated that adequate vehicular access could be achieved.  The size of the site would facilitate the provision of on-site public open space provision.  Part or all of the site could be made available for development according to need.
<b>Can issues be mitigated?</b>	In part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 0.70ha)
<b>Site capacity</b>	21 dwellings
<b>Density</b>	30dph

<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>	Mr R Wilkinson and Trustees
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	Site has not been marketed.
<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>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<b>Could issues identified be overcome?</b>	N/a

<b>Economic viability?</b>	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 whether it should be allocated in the new Local Plan.
	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.
	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).

<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>	Fowlmere
<b>Site name / address</b>	Land opposite 30 Pipers Close and between Appleacre Park Caravan Site and Lanacre
<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>	17-20 dwellings with public open space and potential for new orchard
<b>Site area (hectares)</b>	0.67ha
<b>Site Number</b>	229
<b>Site description &amp; context</b>	<p>The site is on the southern edge of Fowlmere to the east of Chrishall Road. On the opposite side of this road are houses. To the north of the site is Appleacre Park with pitches for caravans and tents with associated facilities. There are large houses set in grounds to the south and east of the site.</p> <p>The site is a field, which is sometimes used as an overflow of the caravan site.</p>
<b>Current or last use of the site</b>	Agricultural with occasional use as tents overflow from caravan site.
<b>Is the site Previously Developed Land?</b>	Yes / No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>Planning application</p> <p>An application for residential use of the land was refused in 1964.</p>
<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>	The site is on the southern edge of Fowlmere east of Chrishall Road. There is a caravan park to the north and residential uses to the south, east and west of the site. The site is a field sometimes used as an overflow for the caravan park.
<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>• Non-statutory archaeological site - Cropmarks to the west identify the location of enclosures of probable late prehistoric or Roman date. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – there is a group of protected trees to the south east of the site along the road boundary of the adjoining land.</li> <li>• Biodiversity features /Chalklands – These 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 grade 2.</li> </ul>

<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Land contamination – no issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise - No obvious / apparent significant noise related issues, therefore no objection in principle.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream, which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is located on the southern edge of the village and has a hedge with trees along the eastern boundary with Chrishall Road. This partly screens views into and from the site. There is a low dividing hedge between this site and the caravan park to the north and this creates a large open green area. Area has a strong rural character.</p> <p>In contrast there is a very dense hedge boundary to the south of the site with the property called Lanacre and to the properties to the east of the site.</p> <p>The housing on the opposite side of Chrishall Road is linear in form and has clear open views into the site. This linear development along the approaches to the village is identified in the SCVCS as being a key attribute.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located on Chrishall Road would be acceptable to the</p>

	Highway Authority. The proposed site is acceptable in principle subject to detailed design.
<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 Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated 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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a need for early years places and a maximum of 7 primary school places and 5 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 the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance)</p> <p>The Surgery, Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.</p>

<b>Any other issues?</b>	<p>The promoter had provided the following additional information</p> <p>The external space will support the proposed residential development offering public amenity and childrens play area.</p> <p>A range of house sizes have been included in the proposal to promote sustainable growth. Each dwelling will be designed to a minimum of Code for Sustainable Homes Level 4 utilizing green materials and renewable energies. If only 2 houses are allowed there can be the inclusion of a new orchard on the site of an historic orchard. A smaller orchard could be incorporated into a scheme with more houses.</p>
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 0.45ha)
<b>Site capacity</b>	14 dwellings
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Two individual landowners.
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed but there has been 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>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<b>Could issues identified be overcome?</b>	N/a
<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.