

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

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

Index of Great Abington Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 027	Land east of Great Abington (land east of 17 Pampisford Road, Great Abington)	236 dwellings	1698
Site 211	Land at Pampisford Road / High Street, Great Abington	82 dwellings	1707
Site 293	104 High Street, Great Abington	19 dwellings	1715

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Great Abington
Site name / address	Land east of Great Abington (land east of 17 Pampisford Road)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	284 dwellings with public open space and a local centre accommodating small scale community facilities such as a doctors surgery and shops
Site area (hectares)	15.71ha
Site Number	027
Site description & context	The site is on the eastern edge of Great Abington. It adjoins residential to the west. To the north, south and east is open countryside. The site is an arable field enclosed by hedges.
Current or last use of the site	Arable land
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	No
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Minerals and Waste LDF designations – the northern third of the site is within a minerals safeguarding area for sand and gravel.
Tier 1 conclusion:	<p>The site is on the eastern edge of Great Abington. It adjoins residential to the west. To the north, south and east is open countryside.</p> <p>The site is an arable field enclosed by hedges.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - The site is located to the east of the historic village in an area with potential for prehistoric activity. Further information would be necessary in advance of any planning application for this site. Conservation Area – Great Abington Conservation Area is to the west of the site (100metres) - Setting of Conservation Area. Prominent site on approach to CA with some loss of openness and rural setting to this area. Listed Buildings – Abington Lodge is to north of the site and its grounds which were designed by Repton extend to Linton Road opposite site – Grade II listed. 1, 5 and 7 Linton Road to west of site – all Grade II listed. Prominent site on approach to listed buildings with some loss of openness and rural setting. Likely loss of part of Repton designed garden to Abington Lodge.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – On the western boundary of the site adjacent to properties in Mortlock Gardens there is a belt of protected trees; on the north east boundary of the site adjacent to Linton Road there is an avenue of protected trees on both sides of the road – this extends along part of the northern boundary; there is also a group of protected trees within land to the north west of the site. Biodiversity features/ Chalklands – These support species and

	<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 watercrows 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"> • Agricultural land grade 2 but north west corner of site is grade 3
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 for northern quarter of site and Zone 2 for remainder of site. • Land contamination – no issues • 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. • NOISE: Road Transport General & Commercial Noise from Dog Kennels • The North / East of site is bounded by or close to the busy Cambridge / Linton Road. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. • However residential use is likely to be acceptable with careful noise mitigation – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing Roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle on grounds of transport noise. • Noise: Dog Kennels- West Lodge Kennels, West Lodge, Linton Road, Hildersham • The North East of the site will be in close proximity to West Lodge Kennels, West Lodge, Linton Road, Hildersham. This is an animal boarding establishment that is used to board dogs for periods of times. Due to nature of noise generated by kennels eg unpredictable and long periods of intrusive barking there are moderate to major significant noise related issues. Site should

	<p>not be allocated until this issue has been considered and mitigation options feasibility etc. It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation measures are likely to be required off-site at the kennels including changes in operational practices but it is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operator and section 106 planning / obligation requirements may be required, but there are no guarantees that mitigation can be secured / provided. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</p> <ul style="list-style-type: none"> • 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 by undertaking a noise impact / risk assessments and consideration is given to possible on or off site mitigation in accordance with PPG 24 Planning and Noise and associated guidance in close liaison with the kennel operators.
<p>Townscape and landscape impact?</p>	<p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting to the south-east of Great Abington as undulating arable fields on land rising to rolling hills.</p> <p>The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is on the eastern edge of Great Abington to the south of Linton Road, which has a number of groups of protected trees which form an avenue alongside it creating a rural character to this roadway. This approach to the village is identified in the SCVCS as having views southward across open arable fields to rising ground – the site is one of these large arable fields. The avenue of mature trees alongside this road obscures these views.</p> <p>Beyond this northern boundary is woodland and to the north east West Lodge which is a kennels surrounded by trees and located between Linton Road and the A1307. This property is set away from the village.</p>

	<p>The western boundary of the site is with residential properties in a number of roads that look over the site. There is a wooded area between the site and the rear of properties in Magna Close within which there is area with garages and hard standing for parking. Adjacent to Mortlock Gardens there is a belt of protected trees along the boundary. Properties in Lewis Crescent have gardens with trees and there is a strip of green separating them from the site. This all combines to create a soft edge to this boundary. The SCVCS describes it as a well-defined edge with woodland enclosing village estate development from the adjoining open arable fields.</p> <p>Two large properties adjoin the north - west boundary of the site. These have well established gardens surrounded by trees therefore adding to the wooded character of this boundary and screening views into and from the site.</p> <p>Pampisford Road forms the southern boundary of the site and has a well-established hedgerow with few breaks in it. The trees along the western edge screen the limited views from this road westward across the site towards the village.</p> <p>The eastern boundary of the site is a well-established hedge, which encloses the site from views from the east.</p> <p>Development of this site would have an adverse effect on the landscape setting of Great Abington because it is a prominent site on this approach into the village and development would result in the loss of openness and the rural character of this area. The setting of the Conservation Area and a number of listed buildings would be affected.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>

<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - Likely to require local and upstream reinforcement • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC 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. • Gas – no supply • Mains sewerage - There is sufficient capacity at the Linton sewage treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
<p>Drainage measures?</p>	<p>No FRA provided.</p>
<p>School capacity?</p>	<p>Great Abington shares a primary school with Little Abington. This primary school has a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 25 surplus primary places in Great Abington taking account of planned development in Great Abington, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 284 dwellings could generate a need for early years places and a maximum of 99 primary school places and 71 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>
<p>Health facilities capacity?</p>	<p>Linton Health Centre (2.37miles) – Some spare capacity. Sawston Medical Practice London rd (2.67miles) – Lots of capacity because moved to new premises in 2006</p>
<p>Any other issues?</p>	<p>The promoter has provided the following additional information –</p> <p>40 % of the land will provide strategic infrastructure including public open space and roads. A local centre could accommodate small-scale community facilities such as a doctor's surgery and shops.</p>

	<p>Also the opportunities of developing the site the promoter listed the following -</p> <ul style="list-style-type: none"> • More housing as part of a high quality well designed built environment to help alleviate housing pressures in South Cambs and the wider sub region. • More affordable and diverse range of housing within a balanced housing market. • Accommodating a local centre on the development site will provide a range of uses which will be to the benefit of the village, rather than simply providing additional housing • Locating new development in a well connected location that benefits from strategic transport corridors of the A11 and the A1307 providing excellent links to the M11, Cambridge, Haverhill and Newmarket; linking people to jobs, schools, health and other services. • Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment such as Granta Park will help to sustain and enhance its role in leading in the education, research and knowledge based industry. • Physical encroachment into the countryside will be limited because well defined physical boundaries already exist on all sides of the site, namely the edge of the village to the west; Linton Road to the north; Wade's Plantation to the east; and Pampisford Road to the south. • Providing landscaped areas will create a landscape and habitat links across the development embedding the scheme into the local landscape and providing opportunities for creative and structured play. • Enhancing positive environmental impacts through providing facilities to encourage safe local walking and cycling. • Development would preserve the most productive agricultural land because the site is classified as grade 2/3. • Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to flooding.
Can issues be mitigated?	In Part

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 7.86ha)
Site capacity	236 dwellings
Density	30dph

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

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

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	Planning obligations
Are there any cost factors that would significantly affect deliverability?	Planning obligations
Could issues identified be overcome?	Should be negotiated

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

Site Assessment Conclusion
Site with no development potential

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Great Abington
Site name / address	Land at Pampisford Road / High Street
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	100 houses.
Site area (hectares)	3.64ha
Site Number	211
Site description & context	<p>The site is to the south west of Great Abington north of Pampisford Road. There is residential to the east and open countryside to the south. There is a large house – Newhouse Farmhouse and gardens with mature trees adjoining the south - west boundary of the site behind which is some employment uses.. To the north - west is an enclosed field and beyond this a larger field that adjoins the Granta Park employment area. North of the site is a garden relating to 104 High Street.</p> <p>The site is a grassy field.</p> <p>Another SHLAA site is to the north – Site 293.</p>
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No

Planning history	<p>Site Specific Policies DPD – Objection Site 46. The Inspector considered this site during the hearings for the Site Specific Policies DPD.</p> <p>Local Plan 2004 In the Inspector’s report in 2002 he rejected this site because there was no need for a residential allocation to be made in the village and it would be inappropriate to extend the village framework across this greenfield site.</p> <p>Planning applications. An inspector considered an appeal over a refusal to allow a series of single dwellings south of 110 High Street. He considered that any development beyond the existing houses along this road would permanently diminish the existing prospect of open countryside from High Street. It would represent a visual intrusion into the countryside and would seriously harm the open and rural character of the area.</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>The site is to the south west of Great Abington north of Pampisford Road. There is residential to the east and open countryside to the south. There is a large house and gardens with mature trees adjoining the south - west boundary of the site behind which is some employment uses. To the north - west is an enclosed field and beyond this a larger field that adjoins the Granta Park employment area. North of the site is a garden area.</p> <p>The site is a grassy field.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings To the west is 4 Pampisford Rd (Dove Cottage) a grade II listed building (120metres distance); adjoining the eastern boundary is 108 High Street (The Old Farm) which is grade II listed and 104 High Street and adjacent cottage are both grade II listed adjoin the north east corner of the site. Setting of listed buildings along High Street - Major adverse harm to listed buildings due to loss of farmland settings and backdrop to former farmstead and due to loss of visual link between adjacent farmsteads. Minimal effect on Dove Cottage at New House Farm (Grade II) to west of site due to extent of tree screening although screening is not protected. • Conservation Area – the Great Abington Conservation Area is 250 metres north of the site - adverse effect on setting due to prominence of site on approach to Conservation Area and loss of separation of village from New House Farm. • Non-statutory archaeological site - The site is located within the grounds of the Great Park at Abington Hall, dating from the 18th century but with possible medieval antecedents. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – there are protected trees along the edges of the site. • Public Rights of Way – there is a footpath some 25 metres east of the western boundary of the site that extends northwards from Pampisford Rd to link eventually with High Street south of 100 High Street. • 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 watercrows 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 • Agricultural land grade 2

<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2 • Land contamination – no issues • 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. • Noise: Industrial - Cannon Automotive Ltd are based at Newhouse, Pampisford Road a commercial use close to the site. Might be possible to coexist but possible off-site noise and odour impacts or statutory nuisances so requires careful consideration prior to allocation? Noise not quantified so off site industrial noise mitigation may be required at source but no guarantee that off site mitigation can be secured and viability and any detrimental economic impact on existing businesses should be considered prior to allocation?
<p>Townscape and landscape impact?</p>	<p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting to the south-east of Great Abington as undulating arable fields on land rising to rolling hills.</p> <p>The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is a field north of Pampisford Road. From this road there is a clear view across the site towards the High Street as the boundary is part fence with some trees and hedges. Buildings within the village can be seen in the distance amidst trees and hedges. The SCVCS identifies this part of the village as having an edge with its enclosed fields and Newhouse Farm buildings forming a transition between village and open arable fields. These farm buildings are adjacent to the south west corner of the site and beyond them are open fields.</p> <p>The northern boundary of the site is a garden area that is part of 104 High Street. This is a listed building. There are other listed properties adjoining the eastern boundary of the site the settings of which is likely to be impacted if the site were to be developed.</p> <p>From the High Street there is a well-established hedgerow forming the eastern boundary of site, which is adjacent to the road. The detached houses on the opposite side of the road have views of the site screened by this hedge, which has mature protected trees within it.</p>

	Development of the site would have an adverse effect on the landscape setting of Great Abington because it would be a loss of the separation of the village from New House Farm and a loss of the rural setting and backdrop to this farmstead. The development would be contrary to the existing linear built form of this side of the village.
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to require local and upstream reinforcement • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC 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. • Gas – no supply • Mains sewerage - There is sufficient capacity at the Linton sewage treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	Great Abington shares a primary school with Little Abington. This primary school has a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 25 surplus primary places in Great

	<p>Abington taking account of planned development in Great Abington, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 secondary places</p> <p>After allowing for surplus school places, 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>
Health facilities capacity?	<p>Linton Health Centre (2.37miles) – Some spare capacity.</p> <p>Sawston Medical Practice London rd (2.67miles) – Lots of capacity because moved to new premises in 2006</p>
Any other issues?	<p>The promoter has provided the following additional information –</p> <p>The land immediately abuts the village framework of Great Abington. The land benefits from existing landscape features and therefore could accommodate additional development without unduly affecting the open countryside, which surrounds it.</p>
Can issues be mitigated?	In part

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 2.73ha)
Site capacity	82 dwellings
Density	30dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Single ownership
Legal constraints?	No

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

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter indicates that the first dwellings could be completed on site 2011-16. The promoter indicates phasing – 2011-16 = 50-100%, 2016-21 = 0-50%
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site</p>

	viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.
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Site Assessment Conclusion
Site with no development potential

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Great Abington
Site name / address	104 High Street
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary / Part within village framework
Description of promoter's proposal	8-10 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25ha and the capacity will be tested through the assessment)
Site area (hectares)	0.7ha
Site Number	293
Site description & context	<p>The site is to the south west of Great Abington to the west of the High Street. There is residential to the east. To the west is Granta Park employment area, which is beyond a large arable field. To the north is an enclosed grassy area. To the south is an enclosed field with countryside beyond.</p> <p>Within the eastern part of the site are two properties that are both listed buildings. To the north of these is a new house built in 2011.</p> <p>Another SHLAA site adjoins the southern boundary – Site 211.</p>
Current or last use of the site	<p>It is used, as a landscaped back garden of the above residential address, there is a public footpath, which runs through the land.</p> <p>This was agricultural land which was owned by the former Land Settlement Association and it was bought by current owner when the LSA dissolved, it was purchased in 1980 and has been since used as the back garden to 104 High Street.</p>
Is the site Previously Developed Land?	Yes where the house is but the rest is garden so is not PDL.
Allocated for a non-residential use in the current development plan?	No

Planning history	Planning permission was granted for a single dwelling north of 104 High Street in 2008, which is within the boundaries of the current site.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Listed Buildings – two listed buildings are within the site <ul style="list-style-type: none"> i) 104 High Street - Farm Cottage ii) Small cottage within curtilage and to the west of 104 High Street.
Tier 1 conclusion:	<p>The site is to the south west of Great Abington to the west of the High Street. There is residential to the east, a garden to the south and fields to the west and north.</p> <p>Within the eastern part of the site are two properties that are both Grade II listed buildings. The western part of the site has been used as a garden for 104 High Street and contains many trees</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – there are two listed buildings within the site (details in tier 1). To the south west is 4 Pampisford Rd (Dove Cottage) a grade II listed building (250 metres distance); to the south of the site is 108 High Street (The Old Farm) which is grade II listed (20 metres distance) - Major adverse harm to listed buildings due to potential loss of listed buildings and to loss of farmland settings and backdrop to former farmstead. Conservation Area – 200 metres north of the site is the Great Abington Conservation Area. Setting of Conservation Area - adverse effect due to density and depth of development in contrast to wide spacing and wooded rural backdrops on south west approach to this area. Non-statutory archaeological site - Located in the historic village in an area developed from the 16th century. There is evidence for buildings of post medieval date within the proposal area. The

	<p>impact on the setting of the Grade II listed buildings would also need consideration. Further information would be necessary in advance of any planning application for this site.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – there are protected trees within the site. • Public Rights of Way – a footpath runs alongside the western boundary of the site – it links Pampisford Road with the High Street. • 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 • Agricultural land grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2 • Land contamination – no issues • 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. • Noise issues - No obvious / apparent noise related issues, therefore no objection in principle.
<p>Townscape and landscape impact?</p>	<p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting to the south-east of Great Abington as undulating arable fields on land rising to rolling hills.</p> <p>The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is to the south west of Great Abington and has enclosed fields to the north and south and a large arable field to the west with the Granta Park employment area beyond. The SCVCS describes these enclosed fields being adjacent to open countryside as a</p>

	<p>transition between this part of the village and open arable fields. There are many protected trees along the boundaries of these fields, which create a soft edge to the village.</p> <p>The site comprises of two listed buildings and a new residential property with associated gardens. The properties are part of the linear built form of the village along the High Street. There are well established hedges on the land to the north of the site and combined with the mature gardens with trees create a rural appearance to this part of the High Street. Development of the site would have an obvious impact on the setting of the listed buildings on the site if they were to be retained.</p> <p>Development of this site would have significant adverse effect on the townscape and landscape setting of Great Abington by the potential loss of listed buildings on the site and the loss of an area of land on the edge of the village that provides a transition to the open countryside beyond. Development of this site would be contrary to the existing linear character of this side of the village.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The proposed site does not appear to have direct link to the adopted public highway unless site number 211 comes forward.</p> <p>Comments for site 211 were as follows - The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p> <p>The promoter has stated the following concerning access – Site access from the High Street is possible but would necessitate the removal of an old chestnut tree which is currently in the garden of 104 High Street.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant network impact • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on

	<p>the peak day for the distribution zone less any commitments already made to developers.</p> <p>There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC 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"> • Gas – no supply • Mains sewerage - There is sufficient capacity at the Linton sewage treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA
School capacity?	<p>Great Abington shares a primary school with Little Abington. This primary school has a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 25 surplus primary places in Great Abington taking account of planned development in Great Abington, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for early years places and a maximum of 4 primary school places and 3 secondary places</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which can be met by existing schools.</p>
Health facilities capacity?	<p>Linton Health Centre (2.37miles) – Some spare capacity.</p> <p>Sawston Medical Practice London rd (2.67miles) – Lots of capacity because moved to new premises in 2006</p>
Any other issues?	<p>The promoter has provided the following additional information</p> <p>In close vicinity to local facilities, access routes and economic hubs such as Granta Park, this land could be converted into a premium residential location, offering a number of high quality dwellings in a mature parkland environment. It would provide much needed residential accommodation to many of the knowledge-workers who commute to the village / surrounding areas e.g. Hinxton, Babraham, Granta Science Parks.</p> <p>The units will be used for primarily residential purposes and that they</p>

	<p>will offer high quality, desirable accommodation to local workers and their families. If buildings were created in keeping with the chosen residential style, some units could be used to house offices / local businesses as there is access available for the road.</p> <p>Provision of high quality accommodation for local community / attract professionals to the area. Creation of premium housing in a mature, landscaped environment. Access to the High Street but sufficiently set back from the main road so safer for children and families. Attract additional wealth and income to the area through the creation of new homes.</p>
Can issues be mitigated?	In Part

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.63ha)
Site capacity	19 dwellings
Density	30dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Single ownership
Legal constraints?	A public footpath passes through the site.
Is there market interest in the site?	The site has not been marketed. There has been some interest from a developer.
When would the site be available for development?	The promoter indicates that he site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	There are only positive factors which would influence the completion of this project. In particular, due to the strategic position of the Silicon Fen and the Life Sciences Innovation Hub in Cambridgeshire and the existence of Granta Park in Great Abington which borders onto the back of the proposed plot, there is a keen demand for houses in this sought after village. Moreover, there is potential residential site developments bordering on both sides of the proposed plot so the residential development, could, in theory be part of a larger residential development to the wider benefit of Great Abington.
Are there any cost factors that would significantly affect deliverability?	Existence of a public footpath running through the proposed plot - possibility of an eventual diversion to the edge of the land. Access to the High Street is to be made available by the removal of a large tree which is currently in the back garden of 104 High Street.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that 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 scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential

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