



South Cambridgeshire Urban Capacity Study

March 2005

The South Cambridgeshire Urban Capacity Study has been adopted following public Participation on a Consultation Draft of the study. This was published alongside the Local Development Frameworks Preferred Options Reports in October 2004. A total of 96 representations specifically relating to the study were received, although the total relating to the LDF documents as a whole was over 6000.

The study has been updated to reflect 2004 monitoring information, and subsequently the result has changed, however, the methodology, as modified following the public participation, remains similar. Differences from the 2003 Draft are highlighted in the study.

Further information on the Local Development Framework can also be found on our website, or telephone:01954 713183 email: ldf@scambs.gov.uk

Executive Summary

The South Cambridgeshire Urban Capacity Study 2005 examines the capacity of villages in the District to accommodate housing development, and provides an assessment of how much is likely to come forward for development during the plan period covered by the South Cambridgeshire Local Development Framework up to 2016. The major strategic developments proposed in the Structure Plan on the edge of Cambridge and at a new town to be called Northstowe are not included in the Urban Capacity Study and their capacity will be addressed through Area Action Plans. They fall into the first three stages of the development sequence, and will account for 10,400 dwellings out of the 20,000 dwellings required by the Cambridgeshire Structure Plan 2003 to be built in the District by 2016. The Urban Capacity Study will be used in calculating housing land supply requirements for the fourth and final stage in the development sequence of 9,600 in villages.

The methodology is broadly based on government guidance 'Tapping the Potential', but the study also takes account of local considerations. The study focuses on the larger villages in the District with better services and facilities, which are generally capable of accommodating development more sustainably. An assessment of past rates is used to assess capacity from small sites, and a site by site survey was carried out on sites capable of accommodating estate level development (i.e. 9 or more dwellings) on a theoretical policy basis. This is not an indication that planning permission would necessarily be given, because detailed site specific factors would need to be taken into account at the application stage. Once capacity from all sources is identified, a discounting process is used to assess how much is actually likely to come forward during the plan period. Finally, the results are tested against past rates of windfall development.

Additionally, the study includes an assessment of accessibility, to determine which areas may be capable of sustainably accommodating higher housing densities. This assessment is also used to review housing allocations from the South Cambridgeshire Local Plan 2004 including the approximate density assumption for these sites in the light of criteria used in the Urban Capacity Study. The remaining housing allocations that have yet to receive planning permission have notional capacity for 1737 dwellings. Of these, 900 dwellings are at Cambridge Northern Fringe at the top of the development sequence, with 837 dwellings allocated in rural areas.

The study identifies an unconstrained capacity of 1677 dwellings for windfall estate level development in the District. After discounting, and the addition of an assessment of commercial windfalls due to policy constraints within the District, it is reasonable to assume that 495 dwellings on large windfall sites will come forward during the plan period. The small windfalls assessment indicates that 115 dwellings per year will come forward as group and infill and other development within village frameworks, providing a total of 929 small windfalls over the remaining plan period, after existing permissions for small windfall sites (451) are deducted. Therefore the

total housing development likely to come forward from all windfalls over the plan period is 1424 dwellings.

Contents

	Page
Chapter 1: Introduction	1
Chapter 2: Existing Commitments	3
Review of existing Local Plan 2004 Housing Allocations	3
Review of other existing Local Plan 2004 Allocations	3
Existing Housing Commitments	3
Chapter 3: Small Windfalls Assessment	5
Figure 1: Non-estate Completions in South Cambridgeshire 1991 - 2004	5
Figure 2: Small windfall completions – Greenfield or Brownfield	5
Figure 3: Small windfall completions inside or outside village frameworks 1999 - 2004	6
Chapter 4: Large Sites Assessment – Study Area	7
Type 1: Rural Growth and Limited Rural Growth villages	7
Type 2: Group Villages	7
Type 3: Infill Villages	8
The Countryside	8
Chapter 5: Large Sites Assessment – Sources of Capacity	9
Previously Developed Vacant and Derelict Land and Buildings	9
Redevelopment / Conversion of Commercial Land / Buildings	9
Intensification of Housing Areas	10
Sites with extended rear gardens with no adjoining dwellings	11
Sites with extended rear gardens with adjoining dwellings	11
Redevelopment of Existing Housing - a) Poor Quality Housing:	12
Redevelopment of Existing Housing – b) Single House in Large Garden:	12
Chapter 6 : Large Sites Assessment – Identifying Sites	17
Chapter 7: Large Sites Assessment – Calculating Capacity	19
Density	19
Chapter 8: Large Sites Assessment – Discounting Capacity	21
Developability	21
Market viability	21
Policy constraints	21
Local character	21
Discounted Rates	22
Previously Developed Vacant and Derelict Land and Buildings	22
Vacant Land not Previously Developed	22
Intensification of Housing Areas	23
Redevelopment of Existing Housing - a) Poor Quality Housing	23
Redevelopment of Existing Housing – b) Single House in Large Garden	23
Farms within Village Frameworks	24

Chapter 9: Large Site Survey – Results	25
Figure 4: Large Site Survey – Housing Capacity By Village	25
Figure 5: Large Site Survey - Housing Capacity by Source	26
Testing	27
Figure 6: Estate Windfalls in South Cambridgeshire 1991 - 2004	27
Figure 7: Urban Capacity Source of Estate Windfalls 1991 - 2004	27
Figure 8: Comparison between Past Sources of Capacity and Large Site Survey	28
Results	
 Chapter 10: Conclusion	 29
Appendix 1: Review Of South Cambridgeshire Local Plan 2004 Housing Allocations	31
Appendix 2: Review Of South Cambridgeshire Local Plan	33
2004 Allocations For Uses Other Than Housing	
Appendix 3: The Windfall Estate Residential Development	35
Of Entire Commercial Sites 1991 – 2004	
Appendix 4: References	37
Appendix 5: List of Urban Capacity Maps	39

1. Introduction

1.1 Planning Policy Guidance Note 3 paragraph 24 states that, “In order to establish how much additional housing can be accommodated within urban areas and therefore how much greenfield land may be needed for development, all local planning authorities should undertake urban housing capacity studies.”

1.2 The Local Development Framework aims to ensure that enough land is genuinely available to provide a realistic prospect of meeting the Structure Plan 2003 housing guideline of 20,000 new homes in South Cambridgeshire during the period 1999-2016. The location of a large amount of the additional land required has also been broadly identified though the Cambridgeshire Structure Plan 2003, on sites on the edge of the built up area of Cambridge, and the new town of Northstowe, accounting for 10,400 of the district requirement. The Urban Capacity Study aims to provide an accurate assessment of housing capacity in the villages of South Cambridgeshire. It will guide the preparation of the South Cambridgeshire Local Development Framework (the replacement for the Local Plan 2004).

1.3 A significant proportion of the Structure Plan housing requirement for villages, of 9,600 dwellings, has already been developed, or is a commitment, either having gained planning permission or being allocated in the South Cambridgeshire Local Plan 2004. This study begins by reviewing existing commitments, and analysing whether additional housing capacity can be identified on these sites.

1.4 The study then aims to identify as robustly as possible how many dwellings will come forward as windfalls, i.e. dwellings on sites not allocated through the development plan and not existing commitments, during the remaining years of the plan period (2004 – 2016).

1.5 The information collected will be used to assess whether additional housing allocations are required at villages to meet the Structure Plan housing land supply target.

1.6 The Urban Capacity Study is central to the ‘Plan, Monitor and Manage’ approach to the delivery of housing advocated in PPG3. The methodology used is based on the government’s best practice guidance ‘Tapping the Potential’, and the ‘Urban Capacity Studies in the East of England: ensuring a greater consistency of approach’ by East of England Regional Assembly. However, local factors have been taken into account to modify the study to serve local needs. South Cambridgeshire contains 103 villages, and currently, no towns. Many of South Cambridgeshire’s villages are small, have limited services, and relatively poor public transport links. Structure Plan policies currently restrict housing development in these smallest villages to reflect the fact that significant amounts of housing growth would be unsustainable. Other villages in the District have relatively good access to services, and good public transport links to Cambridge or the Market Towns. Settlement policies allow larger, estate scale developments (i.e. 9 or more dwellings) within the built up frameworks of these villages. So long as development is consistent with

other policies to protect amenities etc, there is no ceiling on the amount of development that can come forward from this source. A key role of the Urban Capacity Study is to provide an assessment of likely yield from this source.

1.7 In assessing capacity, assumptions have been made on appropriate densities for sites based on their location. Access to the public transport network has been assessed when considering housing densities that may be achieved. Seeking higher densities in areas with access to good public transport corridors is consistent with paragraph 58 of PPG3.

1.8 Initial desk top studies identified a large number of potential sites. This initial study was refined through site surveys, to provide a comprehensive list of sites with a degree of potential for housing. Identification of a site is no certainty that planning permission would be forthcoming. It simply identifies a site that in theoretical planning policy terms could be suitable for development. Many sites have constraints of one form or another which could limit their potential for housing development during the plan period. A discounting process was therefore undertaken, in order to calculate a realistic assessment of windfall capacity. It is this discounted figure that will guide housing land supply calculations in the Local Development Framework.

1.9 The South Cambridgeshire Urban Capacity Study has been adopted following public Participation on a Consultation Draft of the study. This was published alongside the Local Development Frameworks Preferred Options Reports in October 2004. A total of 96 representations specifically relating to the study were received, although the total relating to the LDF documents as a whole was over 6000. The study has been updated to reflect 2004 monitoring information, and the slightly shorter remaining plan period, and subsequently the result has changed, however, the methodology, as modified following the public participation, remains similar. Differences from the 2003 Draft are highlighted in the study in *italics*.

1.10 All monitoring figures used throughout the study were provided to the Council by Cambridgeshire County Council Research & Monitoring Group.

2. Existing Commitments

‘Tapping the Potential’ advises that urban capacity studies provide an opportunity to review existing commitments, to see if additional housing capacity can be identified.

Review of Local Plan 2004 Housing Allocations

A small number of outstanding village housing allocations from Local Plan 2004 were carried forward into the LDF Core Strategy Submission DPD. These allocations were tested through the Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites. Taking the new sequential approach to development will take time to deliver. Plan preparation can take at least 3 years and the pre-existing planning permissions and allocations will result in new development to ensure a continuous supply of construction during the period to 2006.

A review of these allocations is included in this study, to ensure notional density reflects Local Development Framework policies. The allocations in rural areas are detailed in appendix 1. These allocations (without planning permission at March 2004, to avoid double counting) provide 837 dwellings. *(Whilst there have been completions since the figure of 848 dwellings published in the 2003 Draft, changes in policy resulting from the Core Policies Submission DPD increased notional densities on some sites.)*

Review of other existing Local Plan 2004 Allocations

2.3 South Cambridgeshire Local Plan 2004 included allocations of land for uses including employment and open space. Planning Policy Guidance Note 3 states that such allocations should be reviewed, as policies may have changed since they were allocated. The recent adoption of the Local Plan Review means that this is unlikely to be the case. However allocations for uses other than housing within village frameworks have been reviewed to consider their potential for housing. This appraisal is contained within appendix 2.

Existing Housing Commitments

2.4 Land with planning permission for housing is obviously an important source of capacity. It is included within the existing commitment figures in land supply calculations. At end March 2004 there were unimplemented planning permissions for 3472 dwellings in South Cambridgeshire. This includes 1726 dwellings in the village

of Cambourne. *(There were planning permissions for 4046 dwellings in 2003, with 2338 in Cambourne).*

2.5 Where a site has permission for estate scale development (at end March 2004), it is displayed on the village maps for information, to show that a large potential site has already been included in the housing land supply calculations.

2.6 Great care has been taken in the study to avoid double counting of existing commitments with additional sites identified in the site survey. Inclusion of a site which has planning permission for 8 dwellings or fewer, within a site identified as capable of accommodating estate level development would result in double counting i.e. capacity being identified from the same land twice. Sites included in the survey DO NOT include any part of the site that is an existing commitment for housing at the group or infill scale at the end of March 2004.

3. Small Windfalls Assessment

3.1 In order to be comprehensive, this study must examine housing developments of all sizes, to calculate a reasonable assessment of future dwelling capacity through windfalls. However, it was considered that identifying all potential sites for a few or even single dwellings in 103 villages would be an impossible task, and would not provide significant benefits above an assessment of past windfall rates for smaller sites.

Figure 1:
Non-estate Completions in South Cambridgeshire 1991 - 2004

Non-estate Completions in South Cambridgeshire		
Period	Dwellings	Average
1991-92	207	
1992-93	185	
1993-94	173	
1994-95	229	
1995-96	254	
1996-97	177	
1997-98	268	
1998-99	261	
1991-99	1754	219
99-01*	284	
01-02**	115	
02-03	122	
03-04	112	
99-04	633	133
91-04	2387	187

* No monitoring survey carried out in 2000 - figures show completions July 1999 - July 2001

** The period for monitoring changed from July-July to March-March in 2001-2002 - resultantly figures in this row show completions from July 2001 to March 2002

The table above details the number of dwellings completed in group and infill developments, change of use and conversions (8 or below). These figures are net, and therefore include where dwellings are lost through change of use. Although the rate has fluctuated significantly between 1991 and 2004, it does appear that in the early years of this decade the rate is significantly lower than the rate in the early years of the last decade. It is likely that the reduction was at least partially the result of policies in the deposit draft Local Plan 1999 that set a ceiling for the total development in larger villages. This is not included in the adopted plan 2004 in response to the publication of PPG3 and the objective of making best use of previously developed land in more sustainable locations. It is possible that the windfall rate will increase again. However, it would seem prudent at this time to use an average figure from 1999 onwards (4 years 9 months), which is 133. *(The figure from the 2003 draft was 139, based on the 1999 – 2003 average).* The Plan Monitor

and Manage approach will enable any adjustments to be made if windfall rates increase significantly.

3.3 This figure does not discriminate as to whether the small windfalls were on greenfield or brownfield sites. PPG3 paragraph 36 advises that no allowance should be made in development plans for greenfield windfalls.

Figure 2:
Small windfall completions – Greenfield or Brownfield

	Greenfield	Brownfield	TOTAL	% Greenfield	% Brownfield
1999-2001*	117	167	284	41%	59%
2001-2002**	52	63	115	45%	55%
2002-2003	68	54	122	56%	44%
2003-2004	27	85	112	24%	76%
TOTAL	264	369	633	42%	58%

3.4 However, for this study, which is specifically assessing housing capacity in built up areas it is more relevant to distinguish between those small windfalls being built within village frameworks, and those outside village frameworks.

Figure 3:
Small windfall completions inside or outside village frameworks 1999 - 2004

	INSIDE Village Framework	OUTSIDE Village Framework
1999-2001*	240	44
2001-2002**	106	9
2002-2003	105	17
2003-2004	97	15
TOTAL 99-03	548	85
PERCENTAGE	87%	13%
AVERAGE	115	18

3.5 On average between 1999 and 2004 87% of small windfall housing completions were within village framework boundaries. This gives an annual average of 115 small windfall completions within village frameworks, providing 1380 new dwellings over the remaining plan period (2004 – 2016). *(The figures from the 2003 Draft were as follows: 121 per year, providing 1573 2003 – 2016.)*

3.6 Care must be taken to avoid double counting small windfall sites that already have planning permission and are therefore built-in to another part of the study. There were 451 dwellings with planning permission on non-estate level sites at the end of March 2004. When this number is excluded, 929 dwellings on small windfall sites remain as unidentified sites likely to be developed by 2016.

4. Large Sites Assessment - Study Area

4.1 Government best practice guidance 'Tapping the Potential' states that a study should include all settlements that can contribute towards sustainable patterns of development. Clearly most villages in South Cambridgeshire are at the margins of sustainability for housing development. The Local Development Framework Core Strategy Submission Development Plan Document details a categorisation of villages and the scale of development permitted, commensurate with the services and facilities available. *(The 2003 Draft utilised the settlement categorisation form the South Cambridgeshire Local Plan 2004. The study has therefore been updated to reflect the Submission Local Development Framework.)*

Type 1: Rural Centres and Minor Rural Centres

4.2 These are all the villages in South Cambridgeshire with the potential to accommodate housing development on an estate level (9 dwellings or above). In Rural Centres there is no limit on the potential scale of development within village frameworks. Within Minor Rural Centres, there is a limit of 25 dwellings.

4.3 The Rural Centres put forward in the Core Strategy document are:

- Bar Hill
- Cambourne
- Great Shelford & Stapleford
- Histon & Impington
- Sawston

4.4 The Minor Rural Centres put forward in the Core Strategy Document are:

- Cottenham
- Fulbourn
- Gamlingay
- Linton
- Melbourn
- Waterbeach
- Willingham

Type 2: Group Villages

4.4 Group villages are primarily restricted to residential developments of 8 dwellings or below. The only exception to this is to make best use of an individual brownfield site, excluding residential properties, in Group villages, where up to 15 dwellings could be appropriate as an exception to the normal 8 dwellings. This is in order to make better use of a particular previously developed site e.g. an old industrial site, and should not be taken to suggest that a larger scale of development is acceptable in principle in these smaller, less sustainable villages. Therefore the

sources of capacity surveyed in group villages were restricted to those which reflect the intention of the policy.

The Group Villages are: Babraham, Balsham, Barrington, Barton, Bassingbourn, Bourn, Castle Camps, Comberton, Coton, Dry Drayton, Duxford, Elsworth, Eltisley, Fen Ditton, Fen Drayton, Fowlmere, Foxton, Girton, Great Abington, Great Wilbraham, Guilden Morden, Hardwick, Harston, Haslingfield, Hauxton, Highfields Caldecote, Little Abington, Longstanton, Meldreth, Milton, Oakington, Orwell, Over, Papworth Everard, Steeple Morden, Swavesey, Teversham, Thriplow, Whittlesford.

Type 3: Infill Villages

4.6 Infill Villages tend to be the smallest settlements in the District, and often have a poor range of services and facilities. Therefore residents are likely to have to travel outside the village to meet most of their daily needs. Development on any scale would be likely to generate a disproportionate number of additional journeys, and therefore large scale developments in these villages would not contribute towards achieving sustainable development. Policies for these villages permit developments of not more than two dwellings. In very exceptional circumstances a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

4.7 Due to these policies, the only capacity identified specifically in this study are existing estate scale commitments. In particular, Heathfield is the only Infill Village with a housing allocation in the Local Development Framework 2005 which is specifically to bring forward social infrastructure to improve the sustainability of the settlement. All other capacity is identified in the small windfall assessment.

4.8 The Infill Villages are: Abington Pigotts, Arrington, Bartlow, Boxworth, Carlton, Caxton, Childerley, Conington, Croxton, Croydon, East Hatley, Grantchester, Graveley, Great Chishill, Great Eversden, Harlton, Hatley St George, Heydon, Hildersham, Hinxton, Horningsea, Horseheath, Ickleton, Kingston, Knapwell, Kneesworth, Landbeach, Litlington, Little Chishill, Little Eversden, Little Gransden, Little Shelford, Little Wilbraham, Lolworth, Longstowe, Madingley, Newton, Pampisford, Papworth St Agnes, Rampton, Shepreth, Shingay-cum-Wendy, Shudy Camps, Six Mile Bottom, Stow-cum-Quay, Tadlow, Toft, Weston Colville, Weston Green, West Wickham, West Wrating, Whaddon, Wimpole,

The Countryside

4.9 This study is based on capacity for residential development within village frameworks. The village frameworks used are those defined in the South Cambridgeshire Local Development Framework 2005. The study does not address any potential capacity outside frameworks.

5. Large Sites Assessment – Sources Of Capacity

5.1 The large sites assessment identifies sites which are large enough to accommodate a net increase of 9 dwellings or more, defined as Estate Level development in the South Cambridgeshire Local Development Framework 2005. 'Tapping the Potential' suggests a number of potential sources of capacity for housing that should be examined through Urban Capacity Studies. Sites have been identified in a single source, considered to be the most appropriate, in order to avoid double counting. The following sources of capacity were examined through the study:

Previously Developed Vacant and Derelict Land and Buildings:

5.2 Includes former industrial land, derelict buildings and vacant plots. Typically this category covers what the general public perceive to be brownfield land. There are some significant areas of land already identified by the NLUD Previously Developed Land survey. Where appropriate these are incorporated into the study.

5.3 Vacant Land not Previously Developed: 'Tapping the Potential' advises that there have been misunderstandings about what this comprises. It has, mistakenly, been assumed to be land in built up areas that is used for agricultural, playing fields, parks or allotments. This is not the case, as this land has effectively been developed for a use. In fact, it states that it is land often shown within built up areas on Ordnance Survey maps as a 'white' area without annotation. In the study it specifically refers to land that appears not to have been developed before for any specific use, as opposed to recreation grounds, allotments, parks or informal playspace.

Redevelopment / Conversion of Commercial Land / Buildings:

5.4 There may be potential for commercial and industrial land and buildings to be converted or redeveloped for housing. However, in this study the source as identified in 'Tapping the Potential' has been modified to reflect local needs. South Cambridgeshire Local Development Framework Core Policies Submission DPD 2004 Policy EM/7 aims to protect village employment sites, in order to preserve the housing / jobs balance, giving people the opportunity to work locally and thus reduce the need for travel. Applications for change of use of land in or last occupied by employment use need to be accompanied by documentary evidence that the sites are not suitable, or capable of being made suitable, for continued employment use, including evidence that the property has been adequately marketed for a period of not less than twelve months on terms that reflect the lawful use and condition of the premises. Given the aim of the policy it is inappropriate to identify existing employment areas as sources of capacity.

5.5 However, if the existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic, its redevelopment for an alternative use may be of benefit to the village. Indeed the Local Plan in the past has allocated such sites for redevelopment. While some sites have been redeveloped successfully in this manner, some sites have not come forward for redevelopment, often because of the lack of alternative sites for such businesses within the District. The RH Wale site in Gamlingay was deleted through the Proposed Modifications 2002 to Local Plan 2004, partly on grounds that it was unlikely to come forward for development within the plan period (2006). Land at Granta Terrace at Great Shelford and Stapleford was allocated in the Local Plan 1993 for housing development, and did not come forward for development. For the Local Plan 2004, the Inspector at the Inquiry recommended the allocation be deleted, as it had shown little evidence of coming forward, and provided local employment. The Council consider there still to be benefit in considering redevelopment of the site to remove an environmental nuisance, and this could happen through windfall development.

5.6 Past evidence indicates that commercial sites do come forward for housing development, where the employment policy tests have been met. In the years 1991 – 2004 8 sites have been redeveloped for residential purposes, yielding around 29% of the large windfall total for that period (appendix 3 details these sites and their former use). *(78 dwellings were completed from this source April 2003 to March 2004, increasing the percentage of large windfalls from this source from the 23% in the 2003 draft.)*

5.7 Sites are likely to continue to come forward in the next plan period, but policy makes it inappropriate and unpredictable to identify specific sites. However, this is a significant source of capacity and it would be an omission not to include an allowance in the study. An estimated windfall rate will be used, reflecting past rates. A windfall rate of 19 dwellings per year is appropriate, providing 228 dwellings between 2004 and 2016. Given the size of the sites mentioned above known to be causing local environmental problems, and the number of other commercial sites in the villages, with the potential to pass the policy tests at some point during the plan period, this seems a reasonable figure. *(The 2003 Draft utilised a windfall rate from this source of 14 dwellings per annum . The increase reflects the number of dwellings coming from this source in 2003/4).*

Intensification of Housing Areas:

5.8 This source involves identifying the potential to make more effective use of land, for example large back gardens, garage plots, or back land areas. 'Tapping the Potential' acknowledges that some surveys have concluded that capacity to intensify existing urban areas was so limited it was not worth pursuing. It questions this conclusion, but advises that the area of search could be narrowed to areas where there is realistic potential. There are areas of relatively low density housing developments in the District which have potential to yield housing capacity.

5.9 Although the Local Development Framework 2005 does not contain minimum standards for garden lengths, or distances between opposing windows of habitable rooms, it was considered reasonable to create a set of rules, on the size and type of site that could allow a reasonable form of development. It is not intended for these site selection rules to place an unduly restrictive ceiling on the amount of development that can take place on a site, but rather to identify those sites with a realistic chance of being developed over the plan period.

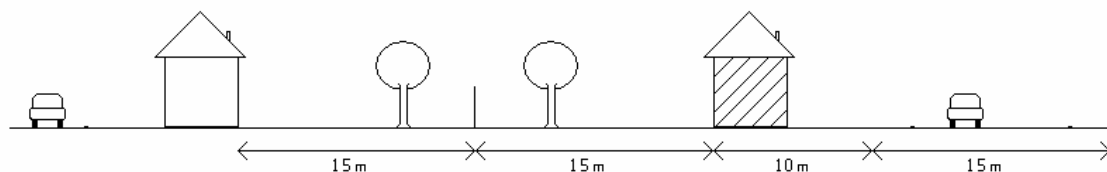
5.10 The following standards were applied to both the existing property (as appropriate) and the potential new property:

- a) Minimum rear garden length of 15 metres unless the character of the area indicates otherwise; and
- b) A minimum distance of 30 metres between opposing windows of habitable rooms.

5.11 These rules result in a minimum requirement for 30 metres between properties.

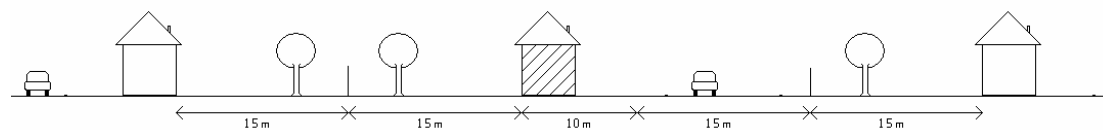
Sites with extended rear gardens with no adjoining dwellings

5.12 Gardens must be at least 55 metres long to achieve at least thirty metres between the existing house and the new build with appropriate access width and landscaping.



Sites with extended rear gardens with adjoining dwellings

5.13 When considering areas of adjoining rear gardens, the minimum distance between the existing dwellings properties is 70 metres. This is necessary to accommodate the minimum distance between properties, minimum garden length, and service roads and landscaping.



5.14 If a site under consideration met these requirements in all but a small area within the site, and a reasonable development could still take place, it was still included as capacity.

5.15 Access to potential sites may be a significant constraint. Sites large enough to accommodate housing development may be completely surrounded by existing development, with no access to the road network. In these cases, access could only be achieved through demolition of one or more existing properties, ancillary buildings or use of garden land, which greatly reduces the likelihood of them coming forward for development. Even where there is potential to gain access, it may not be of sufficient width or quality to accommodate the development. Intensification could also have a significant impact on village character. There may also be issues of land assembly to overcome, as potential sites may have a large number of different owners. These difficulties are reflected in the discount rate for this source (detailed later).

5.16 This source was not surveyed in Group villages (type 2 villages), where settlement policies restrict estate scale of development to an exception where this would make best use of a particular brownfield site. It is considered that it is not the intention of the policy to include intensification using a number of residential gardens.

Redevelopment of Existing Housing - a) Poor Quality Housing:

5.17 The redevelopment of poor quality housing provides an opportunity to increase densities and therefore capacity. There may be areas of relatively poor quality housing in the District, but realistically, few are poor enough to justify large scale redevelopment, or are likely to be brought forward through the market for large scale redevelopment. However, South Cambridgeshire District Council, in partnership with Circle 33 Housing Trust, have carried out feasibility studies on a number of sites, and are undertaking a programme of site redevelopments. These sites have been included in the study. The capacity reflects the outcome of feasibility studies, rather than being calculated through density multipliers.

5.18 There are a number of static caravan parks within the District which could potentially be redeveloped for housing. In the sites identified, mobile homes were permanent dwellings, meeting a specific housing need in the District. In order to be included within the study, a site needs to offer an opportunity for a net gain of nine or more dwellings. The dense layout of sites meant that only one site offered this opportunity. This site does not fit within the above definition of this source, it was therefore considered more appropriate to include the site in the intensification source.

Redevelopment of Existing Housing – b) Single House in Large Garden:

5.19 The District contains many single houses in large plots, capable of being redeveloped for estate scale housing development. Such sites are likely to be in single ownership, and as such may come forward more readily than those in multiple

ownership, identified through the 'Intensification of Housing Areas' source. This is the reason why it has been singled out as a separate source of capacity. Where sites meet the size requirements they have been included, but a substantial discount rate is used, as most are unlikely to come forward in the plan period, due to the amenity they offer their owners, and their historic or architectural value. By definition it is likely that the single dwelling will be lost if the site was redeveloped, therefore the site must be capable of accommodating a net increase of nine dwellings or more.

The South Cambridgeshire Urban Capacity Study includes a source not listed in 'Tapping the Potential', which reflects local circumstances:

Farms within Village Frameworks:

South Cambridgeshire villages include farm buildings within their village frameworks. The PPG3 definition of previously developed land does not include agricultural uses. However, they may provide housing potential within the built up areas of villages, particularly if they are no longer suitable or used for agricultural purposes. This source was not surveyed in Group Villages, as Local Development Framework Core Policies Submission DPD 2005 settlement policy only permits estate level development as an exception in these villages, to make best use of a brownfield site.

A number of sources suggested in 'Tapping the Potential' are assumed to be picked up by the small sites assessment. These are:

Subdivision of existing housing:

Subdivision of homes into two or more dwellings is potentially a significant source of capacity, as every house of a suitable size could be divided. However this is largely a theoretical potential. It would be very difficult to predict future rates. Past rates suggest very modest yields from this source in the District, which are picked up by the small windfalls assessment.

Flats Over Shops:

The conversion of space over shops for residential use. However, most South Cambridgeshire villages generally only have a few shops, many of which already accommodate dwellings. Numbers coming forward are likely to be relatively small, and picked up by the small windfalls assessment.

The following sources of urban capacity suggested by 'Tapping The Potential' were excluded from the study:

Empty Homes:

Empty homes should not be included in the potential supply due to the risk of double counting, as vacancy allowances are already being made in Regional Planning Guidance and Development Plans.

Redevelopment of Car Parks:

Car parks take up a large amount of space, and 'Tapping the Potential' suggests that in some areas the land may be used more efficiently by redeveloping it for housing. However, the number of public car parks in South Cambridgeshire is small, and they offer significant local amenity being located in village centres, particularly in the context of a rural area where levels of public transport mean that accessibility by means other than the car is not as great as in town centres. They are therefore excluded from the study.

Some areas were also excluded entirely from the study, as they would be inappropriate for estate scale housing development:

Protected Village Amenity Areas (PVAA):

Defined within village framework boundaries in order to identify undeveloped land, the retention of which is of importance to the character, amenity and/or functioning of the village as a whole. Development of such areas will not be permitted if it would be harmful to the distinctive qualities and function lying behind their inclusion in the PVAA.

Important Countryside Frontages (ICF):

Identify frontages to land with a strong countryside character which either (a) penetrates or sweeps into the built-up area of a settlement so as to provide a significant connection between the village street scene and the surrounding rural area or (b) provides an important rural break between two nearby but detached parts of a village framework. Proposals for development along or behind ICFs is strongly resisted if it would compromise either of these purposes.

Listed Buildings:

South Cambridgeshire contains 2434 listed buildings. They are of significant historical and architectural value, and contribute significantly to village amenity. The setting of a listed building is also important, and areas immediately adjoining listed buildings have been excluded.

Scheduled Ancient Monuments:

Designated by the government, sites of proven national importance where development is strictly controlled.

SSSI:

Identified by English Nature as those areas of natural habitats which have a national importance and have been notified under the Wildlife and Countryside Act 1981, as amended 1985. Development is not permitted.

Historic Parks & Gardens:

Sites identified on the English Heritage Register of Parks and Gardens of Special Interest.

Open Space, such as Allotments, Parks, Recreation Grounds etc:

Public open spaces are protected from development by planning policies, due to the significant amenity they offer residents. PPG17 does not rule out redevelopment of public open space when it is surplus to requirements. However, surveys indicate that the larger villages in the District have the facilities under greatest pressure, and provision standards fall below the NPFA Six Acre Standard. Recreation grounds have therefore been excluded from the study. The same applies to smaller areas of formal and informal playspace within housing areas.

6. Large Sites Assessment – Identifying Sites

6.1 A site by site survey was carried out in all the villages capable of accommodating estate level development in policy terms, ie. Rural Centres and Minor Rural Centres. Exceptionally, in Group Villages brownfield sites capable of accommodating up to 15 dwellings were included. The new village of Cambourne was excluded from the study, as it is still under construction, guided by a masterplan.

6.2 The identification of sites does not in any way allocate them for housing development, or imply the number of dwellings that can be accommodated on a site when developed. The design of suitable schemes for the development of a site must take account of many issues, such as design, surrounding land uses, physical and planning constraints, which would be dealt with through a planning application. In line with best practice guidance, the study aims to identify ALL sites large enough to accommodate estate level development, before carrying out a discounting process.

7. Large Sites Assessment – Calculating Capacity

Density:

7.1 Unconstrained capacity on each site was calculated through density multipliers, i.e. the site area multiplied by a dwellings per hectare (dph) figure. Policy HG/1 in the Core Strategy Submission DPD requires minimum housing density to vary according to accessibility. This is consistent with PPG3, EERA guidance on urban capacity studies, and Cambridgeshire Structure Plan policy.

POLICY HG/1 Housing Density

‘Residential developments will make best use of the site by achieving average densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. Higher average densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, Good Quality Public Transport’

For this study, an assessment of which density should be utilised for sites identified is required. Rural centres and minor rural centres are considered to have a good range of existing or potential services and facilities, but a further assessment was carried out to identify which areas of the settlements had access to the Good Quality Public Transport.

Routes considered are those with a frequency of every 30 minutes or greater. For the purposes of the study, it was considered that the working day is 7am to 7pm. If there were instances where the 30 minute service was provided for the majority of the day but there was a small gap in the standard of service, these cases were reviewed to assess whether it had a material impact on the service. In such reviews, regard has been had to the part of the day that the gap occurs, the length of the gap, and the impact on reasonable use of public transport for accessing higher order centres.

It is appropriate to also include a requirement for public transport provision into the evening to allow for access to larger centres for recreation purposes. As such, public transport services should also run from 7-10 pm but a lower frequency of 1 hour or greater would be more reasonable to reflect the lower level of use.

7.10 In defining those areas where a 40 dph density would be appropriate in principle, the key requirement is that a development would have good access to public transport. This does not simply mean a good service to the settlement, but good access to the public transport system itself. The train stations and bus stops providing a good quality service are the relevant points for assessing accessibility to the service. Higher density developments must have easy access to the public transport services if residents are to be encouraged to use it.

7.11 The Department for Transport in “Inclusive Mobility – A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure” (December 2002) advises that “in residential areas bus stops should be located ideally so that nobody in the neighbourhood is required to walk more than 400 metres from their home”. It goes on to say that “for disabled people, bus use falls off sharply if the distance is more than 200 metres (250 metres for able-bodied people)”.

7.12 Other advice confirms that people are prepared to walk further to access trains than they are to bus stops.

7.13 Therefore in this study, the threshold at which bus use falls off sharply is used as the distance from a bus stop for identifying accessibility to good public transport ie. 200m. Since there is evidence that people are inclined to walk further to use train services, the 400m distance from train stations is to be used.

7.14 However, special consideration will be given to sites at the edge of a village, as they are likely to be a greater distance from village facilities, and generally lower densities of development are more appropriate to protect the setting and character of the village. A judgement will therefore be made in the case of any sites that meet the accessibility criteria but which lie on or close to the edge of a village, to determine whether the notional density should be 30 dph or 40 dph.

7.15 These rules dictate the size of site which can be included in the large sites assessment. Sites must be capable of accommodating estate level housing development, which is 9 or more dwellings. The minimum site size for 9 dwellings or above at 30 dwellings per hectare is 0.3 hectares, and for 40 dwellings per hectare 0.22 hectares.

8. Large Sites Assessment – Discounting Capacity

8.1 The discounting process aims to move from an unconstrained theoretical figure of housing capacity, to one which predicts how much can realistically come forward in the period up to 2016.

8.2 There will be many reasons why much of the capacity identified in the study will not be developed. The following factors were taken into consideration when preparing the discounted rates. They reflect guidance set out in 'Tapping the Potential', but also the House Builders Federation 'Realising Capacity – Urban potential good practice guidance'.

Developability:

- Ownership considerations – the willingness of an owner to release the opportunity for development, and the number of owners, since the more owners there are the more difficult site assembly may be;
- Possibility of achieving a satisfactory access;
- Existing occupation of the site;
- Physical constraints on development, including site contamination and the need for remediation, flooding, trees etc.

Market viability:

- Cost of overcoming constraints such as contamination, flooding and access problems compared to likely returns;
- Whether there is a market for such sites;
- The likely land value.

Policy constraints:

- Within the curtilage or affecting the setting of a Listed Building;
- Within a Conservation Area;
- Tree Preservation Orders;
- County Wildlife Sites and Local Nature Reserves.
- Landscape Character Area
- Right of Way

Local character:

- Surrounding land uses, and compatibility with location.
- Landscaping requirements to minimise impact
- Surrounding densities and character

Discounted Rates

8.3 Rather than discounting on a site by site basis, it was determined that it would be more effective to create discounted rate for each source. The discounted rate indicates the percentage of the unconstrained capacity figure from that source that is likely to come forward during the next plan period (i.e. up to 2016), e.g. if the unconstrained capacity of a source was 100 dwellings and the discounted rate is 25%, the discounted capacity would be 25 dwellings.

8.4 In the following section, the figure in brackets represents the discounted rates recommended in 'Tapping the Potential'. In many cases the rates used vary from these recommendations. The text explains why local circumstances indicate that an alternative rate should be used.

The following discounted rates were used for each source of capacity:

Previously Developed Vacant and Derelict Land and Buildings:

Discounted Rate 90% (TTP Suggested Rate: 65 – 85%)

8.5 The very low numbers of sites identified reflects the nature of the district, being primarily rural, economically successful, with high land values. By definition these sites are awaiting redevelopment, and their re-use should be encouraged. As of March 2004, a planning application had been submitted on the one site identified, indicating the owner's desire to achieve redevelopment. The high discounted rate reflects this, although creating a discount rate on the basis of one site is problematic.

Vacant Land not Previously Developed:

Discounted rate: 40% (TTP Suggested Rate: 30 – 40%)

8.6 Relatively few sites have been identified in this category, particularly as many undeveloped vacant sites within villages are designated as Protected Village Amenity Areas or Important Countryside Frontages, or have been excluded from the study for reasons detailed earlier in the study. The fact that they have not previously come forward for development may indicate reasons why some will not come forward readily in the next plan period. However, some sites do offer potential. An outline planning application has recently been submitted on the site in Harston. Around a third of capacity identified is in conservation areas, 20% may affect the setting of a listed building, and 0% is in the indicative floodplain 2005 (*20% of the sites were in indicative flood plain 2003*). This discounted rate reflects recommendations of 'Tapping the Potential', using the upper rate after consideration of the sites identified.

Intensification of Housing Areas:

Discounted Rate: 10% (TTP Suggested Rate: 70 – 85%)

8.7 A large proportion of the sites identified under this capacity source are composed of a number of rear gardens. The average number of owners per site was seven (*the Draft 2003 study average number of owners was nine*). From past experience in the District, sites with a number of owners are less likely to come forward for development than sites in single ownership, and may require a degree of intervention. Past rates of growth in the area also mean that many of the best sites have already been developed.

8.8 Development of some intensification sites, particularly those surrounded on all sides by existing housing, could be controversial or unpopular. There may be substantial costs in overcoming ownership and access constraints. A higher number of owners could also lead to a danger of ransoming of sites which could prevent development. For many of the sites, although satisfactory access could be achieved, it was far from ideal. Approximately 24% of sites identified were in Conservation Areas (*20% in the UCS 2004*), and 13% were affected to varying degrees by Tree Preservation Orders (*15% in the UCS 2004*). Around 11% of the capacity was in the Indicative Floodplain 2005 (*7.5% of the sites were in indicative flood plain 2003*).

8.9 However, this does not mean that some suitable sites will not come forward eventually. A low discounted rate is appropriate, significantly lower than that recommended in 'Tapping the Potential' due to the differences in method of surveying the capacity. This still allows for a slightly higher rate of development from this source than in the past. Policy changes, including revisions to PPG3, have made intensification, and the resulting higher densities, becoming more acceptable in planning terms.

Redevelopment of Existing Housing - a) Poor Quality Housing

Discounted Rate: 95% (TTP Suggested Rate: 70 – 85%)

8.10 Sites identified for redevelopment by the Council's Housing Department are likely to come forward within the period up to 2016. The discounted rate is therefore extremely high. The more restrictive definition of this source in this study than in 'Tapping the Potential' explains why the rate is higher than the suggested rates.

Redevelopment of Existing Housing – b) Single House in Large Garden:

Discounted Rate: 20%

8.11 It is unlikely that large numbers of the single dwellings in large grounds identified will come forward for estate level housing development in the plan period. Many of the dwellings identified are of high quality, and offer significant residential amenity. 0% are in the Indicative Floodplain 2005 (*around 25% of the sites were in indicative flood plain 2003*). 33% of the capacity identified could be affected by Tree Preservation Orders (*40% in the UCS 2004*), and no sites are located in Conservation Areas (*30% in the UCS 2004*). Their redevelopment could therefore have a significant impact on village character. Since 1991 two estate level housing developments came from this source. It is likely that a similar low number will come forward in the next plan period.

Farms within Village Frameworks:

Discounted rate: 25%

8.12 In the past, farms within the village frameworks of larger villages proved to be a significant source of new housing. However, this is a finite resource, as there are obviously only a certain number available. Very few of these farms remain, and only three were identified which met the criteria of this study. The discounted rate reflects constraints which exist on the sites (their location relative to listed buildings; conservation areas; access difficulties), but also that there is still potential for a number of dwellings to come forward from this source during the next plan period.

9. Large Site Survey - Results

9.1 The results of the larger sites survey were as follows:

Figure 4:
Large Site Survey – Housing Capacity By Village

Village	No. of Sites	Site Area (ha)	Unconstrained Capacity	Discounted Capacity
Rural Growth Settlements	41	37.35	1270	175
Bar Hill	0	0.00	0	0
Great Shelford & Stapleford	24	21.63	748	82
Histon & Impington	8	8.08	272	27
Sawston	9	7.64	250	66
Limited Rural Growth Settlements	20	9.89	315	35
Cottenham	2	0.71	21	2
Fulbourn	4	1.51	60	6
Gamlingay	5	2.46	71	11
Linton	3	1.98	59	6
Melbourn	0	0.00	0	0
Waterbeach	2	1.01	36	4
Willingham	4	2.22	67	7
Group Villages	8	3.98	92	56
Balsham	0	0.00	0	0
Barrington	0	0.00	0	0
Barton	0	0.00	0	0
Bassingbourn	0	0.00	0	0
Bourn	0	0.00	0	0
Castle Camps	0	0.00	0	0
Comberton	0	0.00	0	0
Coton	1	1.24	17	16
Dry Drayton	0	0.00	0	0
Duxford	0	0.00	0	0
Elsworth	0	0.00	0	0
Eltisley	0	0.00	0	0
Fen Ditton	0	0.00	0	0
Fen Drayton	0	0.00	0	0
Fowlmere	0	0.00	0	0
Foxton	0	0.00	0	0
Girton	0	0.00	0	0
Great & Little Abington	0	0.00	0	0
Great Wilbraham	1	0.32	10	4
Guilden Morden	1	0.30	9	8
Hardwick	0	0.00	0	0
Harston	1	0.37	11	4

Haslingfield	0	0.00	0	0
Hauxton	0	0.00	0	0
Highfields Caldecote	0	0.00	0	0
Longstanton	1	0.45	14	5
Meldreth	0	0.00	0	0
Milton	0	0.00	0	0
Oakington	0	0.00	0	0
Orwell	0	0.00	0	0
Over	0	0.00	0	0
Papworth Everard	2	0.73	22	9
Steeple Morden	0	0.00	0	0
Swavesey	1	0.57	10	10
Teversham	0	0.00	0	0
Whittlesford	0	0.00	0	0
Whittlesford Bridge	0	0.00	0	0
Total	69	51.22	1677	267
Commercial Sites Windfall				228
Final Large Sites Discounted Capacity				495

Figure 5:
Large Site Survey - Housing Capacity by Source

	No. of Sites	Site Area (ha)	Unconstrained Capacity	Discounted Capacity
Previously-developed vacant and derelict land and buildings (non housing)	1	0.30	9	8
Intensification of Housing Areas	54	40.50	1393	139
Redevelopment of existing housing	3	4.05	71	67
Vacant land not previously developed	5	1.87	56	22
Farms within village frameworks	0	0.00	0	0
Single House In Large Garden	6	4.50	148	30
Total	69	51.22	1677	267
Commercial Sites Windfall				228
Final Large Sites Discounted Capacity				495

9.2 The large sites windfall capacity from 2004 to 2016 is therefore 495, providing an annual rate of 41 per annum. *(This compares to a total of 550 from the 2003 Draft, which provided a rate of 42 per annum).*

Testing

9.3 'Tapping the Potential' advises that one way to test the robustness of an urban capacity study is to compare with recent housing activity. Past rates for estate level windfall housing completions (therefore not including Local Plan housing allocations) are as follows:

Figure 6:
Estate Windfalls in South Cambridgeshire 1991 - 2004

Estate Windfall Completions in South Cambridgeshire		
Period	Dwellings	Average
1991-99	617	77
1999-2001*	112	
01-02**	71	
02-03	100	
03-04	78	
1999- 2004	361	76
1991 – 2004	978	77

* No monitoring survey carried out in 2001 - figures show completions July 1999 - July 2001

** The period for monitoring changed from July-July to March-March in 2001-2002 - resultantly figures in this row show completions from July 2001 to March 2002

9.4 These figures include completions on rural exceptions sites for affordable housing (of which there were 9 sites providing 170 dwellings over the period). There was also one brownfield site adjoining a village framework which yielded 12 dwellings. Within village frameworks there was a total of 796 dwellings completed from estate level windfalls over 13 years, giving an average of 62 per annum. Around 80% was on previously developed land.

9.5 The table below illustrates the source of estate level windfalls within village frameworks.

Figure 7:
Urban Capacity Source of Estate Windfalls 1991 - 2004

SOURCE	Number of Sites	Percentage of Sites	Number of Dwellings	Percentage of Dwellings
Redevelopment of commercial sites	8	17%	239	30%
Intensification of Housing Areas	14	30%	156	20%
Farms within village frameworks	9	20%	144	18%
Previously-developed vacant and derelict land and buildings	3	7%	74	9%
Vacant land not previously developed	5	11%	65	8%
Redevelopment of exiting housing	3	7%	51	6%
Conversion of care home to flats	2	4%	40	5%
Single House In Large Garden	2	4%	27	3%
TOTAL	46	100%	796	100%

9.6 Two sites providing 40 dwellings resulted from conversion of care homes to flats for the elderly, a source not considered by the study. A comparison with the discounted capacity identified in the study reveals a number of similarities, but also significant differences in some sources.

Figure 8:
Comparison between Past Sources of Capacity and Large Site Survey Results

Capacity Source	Urban Capacity Study – Percentage of Discounted Capacity 2004 - 2016	Actual Percentage 1991 – 2004	Urban Capacity Study – average annual rate from source 2004 - 2016	Actual average annual rate from source 1991 - 2004
Intensification of Housing Areas	28%	20%	12	12
Redevelopment of entire commercial sites	44%	32%	19	19
Redevelopment of existing housing	14%	7%	6	4
Single House In Large Garden	7%	3%	3	2
Vacant land not previously developed	5%	8%	2	5
Farms within village frameworks	0%	19%	0	11
Previously-developed vacant and derelict land and buildings	2%	10%	1	6

9.7 A number of the capacity rates are significantly lower in the large sites capacity study, than have actually been developed through estate level windfalls in the last 13 years. In particular, the sources of farms within village frameworks, and previously developed vacant and derelict land and buildings. These are finite sources. Site surveys did not identify a large number of farms or vacant land and buildings within the village frameworks as permitted by the methodology. This is reflected in the lower total annual rate forecast in the study.

10. Conclusion

The assessment of small windfalls indicated a rate of 115 dwelling completions per annum within village frameworks, based on recent past rates. Over the remaining years of the plan period (2004 – 2016) this equates to an additional **929** dwellings above those already committed through a planning permission.

The site by site assessment of large windfalls indicated that **495** dwellings were likely to be completed over the plan period within village frameworks, on sites capable of accommodating estate level development.

The Urban Capacity Study therefore indicates the number of dwellings likely to be developed as windfalls in the remaining years of the plan period is **1424**.

10.3 The Local Plan 2004 allocations in rural areas carried forward into the Local Development Framework reveal a notional capacity of **837** at the end March 2004.

There were **3721** dwellings completed in the District between 1999 and 2004. At end March 2004 there was unimplemented planning permission for **3472** dwellings.

10.4 This information will be used in preparation of the Local Development Framework when calculating housing land supply in the rural area, and to ensure sufficient land is allocated to meet the requirements of the Cambridgeshire Structure Plan 2003.

10.5 Through the 'Plan, Monitor and Manage' approach advocated by PPG3, housing land supply will be kept under review during the plan period, and this will also allow accuracy of the capacity study to be reviewed. It cannot be guaranteed that development will take place on sites identified in the urban capacity study, or that development will not take place on sites that have not been identified. This will become apparent through monitoring and the study can be reviewed as a result.

Appendix 1

Review Of South Cambridgeshire Local Plan 2004 Housing Allocations

Site Address	Site Size	Notional Allocation	Sites with Planning permission – unimplemented at March 2004	Notional Density (Based on Urban Capacity Study 2005)
Rural Centres				
a) Impington: N of Impington Lane (residue)	1.42ha	57		40
b) Sawston: Land at Portobello Road	0.96ha	38		40
Minor Rural Centres				
c) Melbourn: Dolphin Lane * ₁	0.99ha	5		Notional allocation of 5 dwellings in order to secure the allocation of Public Open space
d) Waterbeach: N of Bannold Road * ₂	2.4ha	85		Notional allocation of 85 dwellings as this was shown in the illustrative scheme submitted to Local Plan 2004 Inquiry.
e) Willingham: S of Berrycroft and East of Balland Field	1.03ha		31	-
f) Willingham: Land W of High St / N of Over Road	4.82ha	72	80	30
Group Villages				
g) Bassingbourn: N of High Street (residue)	0.60ha	18		30
h) Highfields Caldecote (residue)	4.4ha	76	49	30
i) Comberton: E of Swaynes Lane	1.21ha		25	-
j) Fowlmere: E of Long Lane	0.90ha		16	-
k) Girton: N of Thornton Rd	9.45ha		277	-
l) Guilden Morden: Land at Church Lane	0.59ha	18		30
m) Longstanton: N of Over Road	22.23ha		500	-
n) Meldreth: N of Chiswick End	0.95ha	29		30

Site Address	Site Size	Notional Allocation	Sites with Planning permission – unimplemented at March 2004	Notional Density (Based on Urban Capacity Study 2005)
o) Oakington: N of Coles Lane	1.20ha		39	-
p) Oakington: S of Water Lane	1.06ha	32		30
q) Over: N of Chapman Way (residue)	0.38ha		14	
r) Papworth Everard: E of Ermine St S	3.81ha		135	-
s) Papworth Everard: W of Ermine St N (residue)	0.38ha	11		30
t) Papworth Everard: W of Ermine St S	11.98ha	359		30
u) Steeple Morden: N of Ashwell Road * ₃	0.96ha		10	10 dwellings reflects detailed planning applications, following outline permission in order to take regard of site specific requirements.
Infill Villages				
v) Heathfield: West of Kingsway & Woburn Place	1.22ha	37		30
TOTAL		837	1179	

*₁ c) Melbourn has a notional allocation of 5 dwellings in order to secure the allocation of Public Open space

*₂ d) Waterbeach has a notional allocation of 85 dwellings as this was shown in the illustrative scheme submitted to the Council

*₃ u) Steeple Morden has 10 dwellings with planning permission in order to take regard of site specific constraints

Appendix 2

Review Of South Cambridgeshire Local Plan 2004 Allocations For Uses Other Than Housing

Pampisford, West of Eastern Counties Leather, London Road 2.01 ha. - Employment

Given its position between an existing employment area, and the A1301, it is not considered a suitable residential environment.

Longstanton, North of Hattons Road 6.3 ha. - Employment (commitment)

This employment allocation is part of a larger proposed development including 500 dwellings. It is important that the employment element is retained in order to give people the opportunity to work locally, and maintain the balance of jobs to economically active people in the village.

Gamlingay, Station Road – 4.05 ha. – Employment (commitment)

This site was allocated in the Local Plan adopted 1993. It has outline planning permission, which has been renewed on a number of occasions, but it has yet to be developed. The Local Plan Inquiry Inspector considered representations arguing that the land should be allocated for housing. He concluded that this site is on the outer edge of the village, in an isolated semi rural position, and has the appearance of a classic edge of village greenfield site. The poor ratio of jobs to economically active people in Gamlingay also warranted its continued allocation for employment.

Histon, Somerset Road and Home Close – 2.9 ha. – Employment

Potential for housing development on this site would be extremely limited, as it is accessed through an existing employment site. The site is also adjacent to existing industrial uses which would create an unsuitable residential environment.

Over, Norman Way – 1.14 ha. - Employment

This is the residue of an allocation, an extension of an industrial estate in a rural area, a significant distance from the village centre. It would be an unsuitable residential environment.

Papworth Everard, Ermine Street South – 6.55 ha. - Employment

This site is phase 2 of the Papworth Everard Business park. The development is intended to improve the jobs / economically active people balance in the village, particularly as Local Plan 2004 allocates a significant area of land for housing in the village.

Appendix 3

The Windfall Estate Residential Development Of Entire Commercial Sites 1991 – 2003

S/00761/01 – Papworth Everard - 63 Dwelling Houses and 49 Flats

The site was occupied by industrial units, and it provided the opportunity to build a new village centre for the village.

S/737/01 – Duxford – 37 Dwellings

The site was a brownfield site last occupied by Techne and used as a factory. It was abandoned before the application came in.

S/379/99 – Duxford – 16 Houses

The site comprised the former Ciba three and two storey offices and associated buildings and a bungalow. The site was in poor condition and had been on the market for some time.

S/1729/97 – Sawston – 26 Houses and Garages

The site was a former Builders Yard at the western end of Brookfield Road. The site had at the time of application been cleared of buildings and rubble.

S/1785/96 – Sawston – 16 Bungalows and Garages

The site was a former car breakers yard, owned by Charlton Recycled Autoparts Ltd. The site consisted of a number of warehouses and the remaining vehicle bodies piled up to two vehicles high.

S/1063/96 – Histon – 13 Houses and 2 Bungalows

The northern part of the site was a builders yard and the southern part an area of open unused land.

S/692/96 – Rampton – 11 Dwellings and Garages

The site was a former Coach Depot, with a workshop and garage on site. At the time of the application the site was no longer in use.

S/2748/88 – Balsham – 11 Houses (6 built after 1991)

The site was a former Highways Depot.

Appendix 4

References

Planning Policy Guidance Note 3 - Housing

Tapping the Potential – Assessing Urban Housing Capacity: Towards Better Practice
DETR (December 2000)

Realising Capacity – Urban Potential Good Practice Guidance, The House Builders
Federation (July 2002)

Urban Capacity Studies in the East of England: ensuring a greater consistency of
approach - East of England Regional Assembly (2002)

Appendix 5

List of Urban Capacity Maps

Rural Centres	Map
Great Shelford & Stapleford	1
Histon & Impington	2
Sawston	3
Minor Rural Centres	
Cottenham	4
Fulbourn	5
Gamlingay	6
Linton	7
Melbourn	8
Waterbeach	9
Willingham	10
Group Villages	
Bassingbourn-cum-Kneesworth	11
Caldecote	12
Comberton	13
Coton	14
Fen Drayton	15
Fowlmere	16
Girton	17
Great Wilbraham	18
Guilden Morden	19
Harston	20
Longstanton	21
Meldreth	22
Oakington	23
Over	24
Papworth Everard	25
Steeple Morden	26
Swavesey	27
Infill Villages	
Heathfield	28
Miscellaneous	
Cambridge Northern Fringe	29