

APPENDIX I

South Cambridgeshire Strategic Housing Land Availability Assessment (SHLAA) Report December 2012 Update

Contents	Page
1.0 INTRODUCTION	2
Background	2
Purpose of Strategic Housing Land Availability Assessment	2
2.0 POLICY CONTEXT	3
National Policy Context	3
METHODOLOGY	3
Background	3
New Sites	4
Assessment of Suitability	4
Assessment of Availability	6
Assessment of Achievability	6
Assessment of Capacity	6
Assessment of timing of delivery	7
Assessment of Viability	7
3.0 ANALYSIS OF HOUSING SUPPLY	7
5.0 FINDINGS	8
Appendix 1 Call for Sites Documentation	9
Appendix 2 Assessment of Potential Housing Delivery at Known Sites	18
Appendix 3 Updated Viability Map	28
Appendix 4 Sites with Development Potential	30
Appendix 5 Site Assessments	36

1.0 INTRODUCTION

Background

The Strategic Housing Land Availability Assessment (SHLAA) considers the potential supply of housing land across the District. It forms part of the evidence base for the emerging Local Plan, and will be reviewed on a regular basis. The first SHLAA for South Cambridgeshire was published in July 2012. This document provides a partial update to the SHLAA and needs to be read alongside it. The 2012 SHLAA can be read here on our website: <http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/SHLAA.htm>

The SHLAA is a technical assessment of sites to determine whether they may have potential to be suitable for housing. Sites which may have potential have also been subject to an assessment of their sustainability and together with other evidence, the SHLAA helped to inform which sites were put forward for consultation as possible development sites in the Issues and Options 1 consultation between July and September 2012. Note that the SHLAA does not determine by itself whether a site should be allocated or granted permission for development.

The primary role of the SHLAA is to:

- I - Identify whether sites have the potential for housing;
- II - Assess their housing potential; and
- III - Assess when they are likely to be developed.

The SHLAA has been produced in-house by the Planning Policy Team of the Council and has been informed by input from the County Council and other agencies.

Purpose of Strategic Housing Land Availability Assessment

Paragraph 7 of the Government's Guidance on Strategic Housing Land Availability Assessments (DCLG, July 2007), states that the aim should be to "identify as many sites with housing potential in and around as many settlements as possible in the study area".

Further guidance has since been published on behalf of the Government by the Planning Advisory Service (July 2008).

Specifically the SHLAA should:

- Identify specific sites for the first 5 years of a development plan, that are available for development and that can be delivered;
- Identify specific developable sites for 6-10 years, and ideally up to 15 years in plans, to allow the 5 year housing land supply to be continuously topped up; and
- Where it is not possible to identify specific sites for years 11-15 of the plan, to indicate broad locations for future growth.

2.0 POLICY CONTEXT

National Policy Context

The National Planning Policy Framework remains unchanged from that set out in the SHLAA.

3.0 METHODOLOGY

Background

This partial update has followed the approach set out in the 'Call for Sites Documentation' included at Appendix 1 to the SHLAA in so far as it relates to this stage of plan preparation. The main stages of the work have been:

- Considering the new sites proposed to us in the Issues and Options 1 consultation;
- Considering the SHLAA sites close to Cambridge that were proposed to us in response to the 2011 "Call for Sites"; where the technical assessment was not published in the July 2012 SHLAA because the sites were to first be consulted on as part of broad locations for the possible release of land from the Green Belt in the Issues and Options 1 consultation,
- The desktop assessment of sites to identify those with potential for development including an assessment of site viability
- Site surveys to supplement the desktop assessments of sites

The SHLAA update has only considered sites in or adjoining our most sustainable settlements (Cambridge Edge, Rural Centres, Minor Rural Centres and potential Better Served Group Villages). Sites that would provide less than 10 dwellings have been excluded. SHLAA sites at Fen Ditton (a group village) were accepted at the time of the "Call for Sites" because it was not known at that time whether the village would be classified as a Better Served Group Village. Fen Ditton was one of the broad locations looked at for possible Green Belt releases.

Note that the "Call for Sites" documentation stated that "there may or may not prove to be a planning policy case for including housing sites at Group villages in the Issues and Options 1 consultation. If there is, the Council's view is that it is likely that only the better served Group villages may be found suitable locations for housing allocations". This is in order to help deliver a more sustainable pattern of future development in the District.

New Sites

The Issues and Options 1 consultation ran from July 2012 to September 2012 and resulted in the submission of 18 sites which meet SHLAA “Call for Sites” criteria, the resubmission of sites already considered through the 2012 SHLAA, and the submission of new sites in villages and locations which do not meet SHLAA criteria. The later sites are not considered further in this update, and for the great majority of resubmissions relating to existing SHLAA sites, the resubmission has not lead to a review of the existing SHLAA technical assessment. All representations to the Issues and Options 1 consultation will receive a response in due course as part of the plan making process.

A list of sites considered as part of this partial SHLAA update which are considered to have development potential (with plans showing site boundaries), can be found at Appendix 4. This should be read along with the assessment of sites in the Cambridge Green Belt fringe which can be found in the evidence documents supporting the Part 1 Issues and Options document produced jointly with Cambridge City Council which can be found here on our website:

<http://www.scams.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/SCLP.htm>

Note that this is where site assessments of SHLAA sites submitted in the Green Belt Broad Locations consulted on in the Issues and Option 1 consultation can be found. For ease of reference these consist of SHLAA sites:

SC232, SC299 at Barton Road

SC68, SC69 at Hauxton Road

SC105, SC294, SC295 at Shelford Road

SC111, SC283, SC284 for land south of Cambridge Road / Fulbourn Road

SC296 at Cherry Hinton

SC036, SC060, SC061, SC159, SC160, SC161, SC254 AT Fen Ditton

SC298 for land south of the A14 and west of Cambridge Road

Assessment of Suitability

Sites were assessed for their suitability for housing. In assessing suitability, officers considered:

- the location of the site;
- existing policy restrictions and planning history;
- the existence of any physical constraints on development of the site;
- the potential impact of development of the site (in relation to Green Belt purposes, heritage, townscape and landscape setting);
- the environmental conditions which would be experienced by residents of the development; and
- the capacity of local infrastructure and the scope for providing additional capacity.

This exercise was informed by:

- Consultation with key partners, and the outcome of consultation on the 2012 SHLAA, for example the Council's Environmental Health Officers (in respect of local air quality, noise or land contamination constraints), Conservation Officers and English Heritage (in respect of protecting the historic environment from inappropriate development); Engineers (in respect of knowledge of drainage and flooding constraints on sites), Local Highway Authority Officers (in respect of the ability to secure access to sites), Education Authority Officers (in respect of schools), Utility providers, the Local Health Authority and the Highways Agency;
- Other evidence used by the Council to inform local planning, including the Strategic Flood Risk Assessment; Biodiversity data; and previous Green Belt and landscape studies;
- Existing environmental and historic designations; and
- Existing planning policy designations designed to constrain development, e.g. Green Belt which were noted but (in accordance with the Best Practice Guidance) not used to automatically dismiss sites on grounds of suitability.

Full use was made of:

- GIS Mapping systems and constraints layers;
- Google Street View and aerial photography;
- Information on gas, water and electricity infrastructure;
- Information on flooding provided by Environment Agency;
- Property history information in terms of planning applications;
- Historic maps and historic environment records;
- Records of Tree Preservation Orders;
- SHLAA submission proformas, issues and Options 1 representations and Site Questionnaires and any other additional information provided ;
- Material in the Councils existing evidence base such as the Village Services and Facilities Study.

In order to undertake consistent and informed appraisals of the sites and ensure the same research was undertaken each time, a proforma was used to gather and record the information. Completed site proformas can be seen at Appendix 5. The assessments record the degree to which a site has development potential. The assessment of potential suitability in the SHLAA in no way replaces the need for more detailed surveys and assessments which may be required as part of the Development Management process should a site be formally allocated for development by the Local Plan and progressed through the planning process by the landowner or developer. The site proforma for most sites builds on that used for the 2012 SHLAA and is consistent with it. Sites on the Cambridge Fringe were assessed using a different assessment proforma that was developed jointly with Cambridge City Council. This presents the same type of information in a different format.

Site visits have helped to confirm whether a site was potentially suitable for housing development and whether or not it could contribute towards the creation of sustainable, mixed communities as required by national planning policy. To avoid as much disturbance to residents and/or landowners as

possible officers undertook site visits from roadside visits or by viewing land from adjacent sites and footpaths.

Officers engaged with key infrastructure and service providers to assess whether there is sufficient capacity or potential capacity within the local infrastructure to meet the demands generated by the new homes.

Available comments from Cambridgeshire County Council on archaeology, education capacity and highways access have been incorporated into the proforma assessments. It is clear that the scale of development proposed will require the provision of additional schools and expanded schools where the likely increase in school age children arising from new developments cannot be accommodated. The County Council are also in the process of preparing a Transport Strategy for the Cambridge and South Cambridgeshire area which will set out in more detail the transport challenges and issues for the area and how these will be addressed in future. Work on the Transport Strategy is at an early stage and is being undertaken alongside the new Local Plan and Cambridge City's Local Plan to ensure it takes full account of the proposed growth and development expected in the area to try and ensure that current and future transport needs are met. Similarly, it will ensure the Local Plans propose development in the best locations to ensure transport impacts can be properly mitigated.

Assessment of Availability

The assessment of availability has been informed by the evidence given by landowners and their agents in response to the Council's consultation. Where such availability is reliant upon third party land or an existing use re-locating, consideration has been given to the implications this might have on the timing of any possible development.

Assessment of Achievability

The assessment of achievability considered factors such as the likely cost of the development, market factors and delivery rates. Our approach to viability testing is as set in the 2012 SHLAA. This high level approach was unable to account for the individual aspirations and personal circumstance of each landowner and as a result, whilst a scheme may be considered to be viable (or unviable) that would not necessarily guarantee or prevent its delivery. For all sites the assessment findings should be seen as the start of a process of viability assessment.

Assessment of Capacity

All sites were assessed in terms of the amount of housing that they might reasonably accommodate if developed. The assessment of capacity was informed by:

- the site's constraints;
- the proportion of the site which would be required for other supporting uses; and

- density.

The assessment of constraints gave an indication as to whether any parts of the site would be undevelopable because of, for example, the risk of flood. This area was then discounted from the capacity exercise. Our approach to capacity assessment remains as set out in the 2012 SHLAA.

Assessment of timing of delivery

The assessment of the timing of when this housing development might take place on these sites has been informed by the assessments of constraints, availability and achievability as well as local experience as to the time taken to deliver large scale housing developments and new settlements. The assessment is based on earliest practical delivery. In general the SHLAA assumes that the larger the site the longer the time period needed before house completions can be expected. Small village sites will be quicker to deliver than large sites which consideration is important to the deliverability and achievability of the Local Plan.

Assessment of viability

Our approach to viability assessment remains as set out in the 2012 SHLAA. Note that the map of assumed land values by Parish included in Appendix 4 of the 2012 SHLAA was not consistent with the site viability table. An amended map consistent with the table is included in this update at Appendix 3.

The SHLAA is reviewed regularly. If evidence is provided which demonstrates that an identified constraint can be overcome, this will be taken into account in the review of the SHLAA and may result in a site that was currently non-developable to be deemed developable or deliverable.

4.0 ANALYSIS OF HOUSING SUPPLY

New sources of housing supply identified through the SHLAA are examined in section 5.0 'Findings'. Over the plan period reliance will be placed on housing delivery arising from a variety of sources and sites. Best Practice guidance from Government requires that potential development sites be characterised as either deliverable or developable. The definitions of each type of site are as follows:

Deliverable & Developable:

A site is deliverable if it is available within the 5 year timeframe, in a suitable location with a reasonable prospect that housing will be delivered. A deliverable site is Suitable, Available and Achievable and will also have a timeframe of 0-5 years (2011-2016). A deliverable site is automatically assigned as a developable site also.

Developable:

A site is developable if there is a reasonable prospect the site will be available and developed within the timeframe indicated and within a suitable location. A developable site is Suitable, Available and Achievable and has timeframe for development of 5-10 years (2016-2021) or 10+ years (2021 to 2031 and beyond).

5.0 FINDINGS

The following section updates the findings of the 2012 SHLAA.

Additional sites found to be suitable and available identify a potential land supply sufficient to accommodate around an additional **1,140** new homes. This figure is derived by only counting the larger footprint where sites overlap. Such capacity is considered to be potentially suitable, available and achievable over the period to 2031. In looking at the potential for housing development in the District it is important to recall that it is for the separate plan making process to decide how many houses we need to find sites for, which sites should be put forward for consultation in the planned Issues and Options 2 consultation in January/February 2013, and which should subsequently be proposed for allocation in the draft Local Plan.

Appendix 2 provides an assessment of the potential housing capacity of sites updated to include those arising from the Issues and Options 1 responses, including whether the sites are likely to be deliverable or developable.

Appendix 1 - Call for Sites Documentation

South Cambridgeshire Development Plan

Strategic Housing Land Availability Assessment

Call for Sites

17 June to 12 noon on 29 July 2011

Published by South Cambridgeshire District Council

© June 2011

Jo Mills – Corporate Manager
(Planning & New Communities)

South Cambridgeshire Development Plan

Strategic Housing Land Availability Assessment

What is the purpose of the Assessment?

South Cambridgeshire District Council is embarking on a review of its adopted Local Development Framework, which is a suite of documents that set out the planning policies that guide the development and use of land in the district. The new South Cambridgeshire Development Plan will set the development strategy for the district for the period to 2031 and will, amongst other things, include a target for new housing development based on evidence of local needs and ensure that sufficient suitable, available and deliverable land is allocated for housing to meet those needs. The first stage of the plan making process will be the publication of Issues and Options for consultation in summer 2012. For more information on the preparation of the new plan, see the Council's website at www.scambs.gov.uk/ldf.

The new South Cambridgeshire Development Plan requires a range of studies to be undertaken to provide evidence to help the Council decide on the appropriate issues and options for consultation. A key part of the evidence base is the preparation of a Strategic Housing Land Availability Assessment, or SHLAA. For convenience, it is here called the Assessment.

What is the Assessment?

The Assessment is a technical assessment of sites to determine whether they may have potential to be suitable for housing. It will be for the separate plan making process to decide which sites should be put forward for consultation in the Issues and Options consultation and which should subsequently be allocated in the draft Development Plan.

How is it carried out?

The Outline Methodology for the Assessment is included as Appendix A.

The Assessment is limited to consideration of whether a site is **physically capable** of providing housing, taking account of the range of planning constraints that can affect the suitability of a site. These include factors such as whether it is at risk of flooding, has important nature conservation or heritage assets on the site that should be protected, is contaminated land, or can achieve safe highway access. The Assessment will also consider whether a site would have such a significant impact on the landscape or townscape that it could not be made to be acceptable in planning terms. The Plan will only allocate sites for development of 10 or more dwellings, and sites for consideration in the Assessment must be at least 0.25 hectares in size.

The Assessment will also check whether sites are genuinely **available** for housing development, for example whether the landowner is supporting the site, and whether there are any constraints that might affect when a site would be available, such as

existing uses, and whether there is a reasonable likelihood of any constraints being able to be overcome in the time period. It will also test whether a site will be **capable of being delivered** taking account of factors such as the viability of development of the site.

Given that the Council is at the beginning of the plan making process, the Assessment needs to include sufficient flexibility that it can identify sites that are physically capable of being developed for housing and may **potentially** be suitable for housing under a variety of different scenarios. The Assessment will therefore not rule out consideration of sites that would be unacceptable against current planning policies, such as sites in the Green Belt or outside a settlement development framework. However, the Assessment will not make any planning policy judgements about whether there is a case for making changes to those planning policies. It will only go as far as identifying that they exist and describing the level of impact the development of the site for housing would have on them, and will not conclude whether or not it should be allocated. The Assessment will also not make any comparison between sites identified as potentially suitable – there will be no ranking of sites in the Assessment.

As the development strategy for the new South Cambridgeshire Development Plan has not yet been considered, it would be premature to conclude whether the existing settlement hierarchy will remain or whether there could be any change for individual villages. However, the Council does not consider that in planning policy terms there is any realistic prospect of sites in the smallest villages in the district, with very limited local services and facilities and lacking for example even a primary school, being suitable for allocation through the plan making process. Therefore the Assessment will not consider sites in Infill villages, as defined in the Core Strategy 2007.

Other small to medium sized villages in the district are defined as Group villages in the Core Strategy 2007, which by definition all have a primary school, but cover a wide range of villages in terms of both their size and the level of services they provide. There may or may not prove to be a planning policy case for including housing sites at Group villages in the Issues and Options consultation. If there is, the Council's view is that it is likely that only the better served Group villages may be found suitable locations for housing allocations. However it is not possible at this early stage to say which villages this may include. As such, sites will be considered at Group villages, but with the caveat that they may or may not prove to be suitable in principle once the development strategy is further advanced.

It is important to understand that the identification of sites in the Assessment as having potential for housing does not indicate that a site will be allocated in the South Cambridgeshire Development Plan or that planning permission will be granted for housing development.

How will the Assessment be used?

Once the Assessment has been completed, the Council will then undertake a

separate assessment of all the sites that have been identified as potentially being suitable for housing to consider the relative merits of the different sites, including which are the most sustainable sites. This will involve looking at factors such as the sustainability of the location in terms of access to services and facilities and public transport and will include a sustainability appraisal of the various sites to test the most appropriate sites to be included in the Issues and Options consultation.

What is the Call for Sites?

The Council is inviting anyone who may be intending to promote land for housing development through the South Cambridgeshire Development Plan process to put their land forward now, so that it can be considered at this early stage in a comprehensive way along with other sites as part of the technical Assessment to identify sites that are physically capable of accommodating housing. The Council will then undertake a separate assessment to form a view in planning policy terms whether it should be included in the Issues and Options consultation in summer 2012.

Sites can also be put forward for Gypsy and Traveller Sites and Travelling Showpeople Sites through this process. As with previous call for sites for this use, sites will be considered up to 1 kilometre from settlement development framework boundaries.

The Council's aim is that its plan making should be as inclusive as possible and that all sites should be considered in an even and fair way at the beginning of the plan making process.

<p>If you have land you wish to put forward for consideration in the Assessment, please complete the Call for Sites Questionnaire and return it to the Council by 12 noon on Friday 29 July 2011, preferably by email.</p>

Please read the 'important information' section of the Call for Sites Questionnaire to ensure the land you put forward can be considered.

We require a questionnaire to be submitted by the deadline that is substantially complete. However, if you require longer to provide some detailed information, we will accept further relevant information beyond the closing date, where it is helpful to the assessment and could not reasonably be provided by the deadline. Any such further information should be provided by **9 September 2011**.

If the deadlines cause you any problems, please contact the Council's Planning Policy Team to discuss via ldf@scamb.gov.uk or 01954 713183.

Please note that if you disagree with the Council's assessment of your site or the view the Council subsequently reaches on whether or not it should be included in the Issues and Options consultation, you will have the opportunity to make representations to that effect as part of the Issues and Options consultation.

Appendix A:

Strategic Housing Land Availability Assessment (SHLAA)

Outline Methodology

Stage 1: Planning the Assessment

- Follows the methodology established by Department for Communities and Local Government Practice Guidance with the detailed approaches refined to address local circumstances.
- As recommended in the Practice Guidance, the SHLAA will be prepared in partnership with key stakeholders such as house builders, housing associations, local property agents, parish councils and other agencies through a Housing Market Partnership (HMP). The HMP was consulted on the methodology.
- Issue a 'call for sites'. This will make clear the level of detail that the Council will expect a promoter to provide in support of their site, including delivery and viability information.

Stage 2: Determining which sources of sites will be included in the Assessment

- The sources of sites will be identified at the beginning of the Assessment. For South Cambs these are:
 - A. Suitable sites consistent with current planning policy:
 - Existing housing allocations – review the deliverability of these sites and confirm capacity and timescales for delivery with landowners/developers.
 - Planning permissions for housing that are under construction – from annual monitoring.
 - Unimplemented/outstanding planning permissions for housing – from annual monitoring.
 - Other sites consistent with current planning policies – to identify other sites where housing would be acceptable in principle under current policies, eg. brownfield sites within frameworks where existing use has ceased.
 - B. Potentially suitable sites if planning policies were altered (note: the development strategy will be determined through the plan making process, which may or may not include any or all of these sources):
 - New strategic scale locations/sites

- Urban extensions to Cambridge
 - Major village expansion
 - Other
- Greenfield sites on the edge of most sustainable rural settlements
 - Rural Centres
 - Minor Rural Centres
 - Better served Group villages
- Land allocated for other uses
 - Consider whether any existing allocations for other uses such as employment are no longer suitable / needed for that use, and whether they have potential for residential.
- Allocations in the Development Plan are only made for sites of 10 or more dwellings; therefore only sites capable of accommodating this capacity and that are at least 0.25 hectares will qualify for assessment. The capacity of individual sites will be tested.
- Sites for Exceptions Sites for 100% affordable housing will not be considered through this process.
- Sites can also be put forward for Gypsy and Traveller Sites or Travelling Showpeople sites through this process. Note: sites will also be accepted within 1 kilometre of better served settlements.

Stage 3: Desktop Review of existing information

- Undertake a desktop survey looking at all relevant sources to identify as far as possible all sites with potential for housing either under existing policies or that may be potentially suitable if certain policies were changed eg. framework boundaries.

Stage 4: Determining which sites and areas will be surveyed

- The Practice Guidance recommends that all sites identified by the desktop review are visited to make sure information held is consistent and that an up-to-date view on development progress can be reached.
- Site survey should be used to identify any further sites with potential for housing that was not identified by the desktop review.

Stage 5: Carrying out the survey

- Check the desktop assessment on site and record other key site characteristics eg. boundaries, current use, surrounding land uses, physical constraints etc.

Stage 6: Estimating the housing potential of each site

- Take a reasonable and consistent approach for South Cambs to establish potential capacity of sites.

Stage 7: Assessing when and whether sites are likely to be developed

Stage 7a: Assessing suitability for housing

- Identifying any constraints that would affect development of the site, the extent of the impact and whether they could be overcome.
- Strategic Considerations – this will identify specific types of land that will be excluded from the assessment e.g. sites including Sites of Special Scientific Interest (SSSIs) or other European nature conservation designations. The Practice Guidance suggests mapping clear-cut designations and ascribing a nil housing potential to them at the initial stage. It gives SSSIs as an example.
- Significant Local Considerations – this will consider local level considerations, important in the South Cambridgeshire context, that have the potential to have the greatest impact on whether or not a site can be considered developable e.g. heritage, environmental and physical constraints, impact on the townscape and landscape, and infrastructure capacity.

Stage 7b: Assessing availability for housing

- When, on best information available, there is confidence that there are no legal or ownership problems and the owner/developer has confirmed its potential availability. If problems are identified then an assessment must be made as to how and when they can be realistically overcome.

Stage 7c: Assessing achievability for housing

- If there is a reasonable prospect that housing will be developed at a particular point in time. Use an assessment tool such as the HCA Area Wide Viability Model to assess the economic viability of a site and capacity of a developer to complete the housing over a certain period, affected by market considerations, cost factors and delivery factors.

Stage 7d: Overcoming constraints

- Consider what action would be needed to remove any identified constraints for sites consistent with planning policies, eg. investment in infrastructure, etc.
- For sites that would need a change in policy, check that the assessment is clear on the change that would be needed. Whether such a change should be made is a matter for the subsequent plan making process and not for the SHLAA.

Stage 7e: Initial conclusions

- Reach initial conclusion for each site assessed on whether it may potentially be suitable for residential use in terms of being capable of being developed for that use, and identify whether development would be consistent with current planning policies or would require a change in policy, and if so, list the specific changes required.
- Rejected sites will be recorded in a suitable way.

Stage 8: Review of the Assessment

- Produce an indicative housing trajectory which includes all sites identified in the SHLAA as having potential for housing with an overall risk assessment of whether sites will come forward as anticipated. The trajectory will deal separately with sites consistent with planning policy and those where a change in policy would be needed. There will be no ranking of sites or any indication of which are preferred which is a policy decision for plan making. The purpose of producing a trajectory as part of the SHLAA is simply to get an overview of potentially deliverable provision through the plan period. The consideration of suitable site options to meet the housing requirement and the decision on which sites should be allocated is for the separate plan making process.
- Guidance says if there are insufficient sites it will be necessary to investigate how shortfall should best be planned – a. identifying broad locations; and/or b. use of a windfall allowance (see below)

Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

- Guidance describes these as areas where housing is considered feasible and will be encouraged but where specific sites cannot yet be identified. Identifies examples as within and small extensions to settlements, and then major urban extensions, new settlements etc.
- Suggests focusing search by establishing set of criteria eg. where significant infrastructure exists or is planned, or to avoid coalescence of settlements, and possibly areas identified earlier in the assessment.

- Not clear at this stage whether this will be needed for South Cambs.

Stage 10: Determining the housing potential of windfall (where justified)

- Consider case for including a windfall allowance (windfall sites are developments which come forward on sites which are not allocated for development).

Appendix 2 –Assessment of Potential Housing Delivery at Known Sites

In the following table the new sites are highlighted by a grey tone and are sites:

301, 303, 308, 310, 311, 312, 313, 320, 322, 326 and 331

APPENDIX 2


SHLAA Site Number	Site Address	Site Size	Notional Dwelling Capacity	Deliverable	Notes
				Developable	
EDGE OF CAMBRIDGE .					
Site 301	Land south of A14 and west of Cambridge Road	12.91	130		See the Part 1 Issues and Options document and supporting evidence
NEW SETTLEMENTS (INCLUDING EXTENSION TO NORTHSTOWE)					
Site 242	Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)	56.08	897		
Site 273	Southwell Farm, Station Road, Longstanton (part of Northstowe Reserve)	1.84	66		
Site 057	Bourn Airfield, Bourn	141.70	3,500		
Site 238	Bourn Airfield, Bourn	141.70	3,000		
Site 231	Land north of Waterbeach	558.68	10,500		Unlikely to be fully achievable in plan period May not be fully achievable in plan period
Site 231	Land north of Waterbeach (MOD Area)	466.00	8,758		
Site 231	Land north of Waterbeach (Built Barracks Area)	58.15	930		Proposal now for maximum of around 10,500 dwellings.
				963	
					

figure takes larger of the 2 Bourn Airfield Sites

-	14,000
TOTAL	14,963

RURAL CENTRES

Cambourne

Site 239	Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1198 (Swansley Wood)	150.88	2,250	
Site 303	Land at the Business Park, Cambourne	8.08	242	

	242
	2,250
TOTAL	2,492

Fulbourn

Site 074	Land off Station Road, Fulbourn	12.41	186	
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	0
	186
TOTAL	186

Great Shelford & Stapleford

Site 186	Granta Terrace, Stapleford	1.63	33	
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Site 187	29 - 35 and 32 London Road, Great Shelford	0.55	15	
Site 005	Land off Cambridge Road, Great Shelford	3.96	119	

	48
	119
TOTAL	167

Histon & Impington

Site 308	Former Bishops Hardware Store, Histon	0.22	10	
Site 046	Land at SCA Packaging Ltd, Villa Road, Impington	2.25	68	
Site 133	Land at Buxhall Farm, Glebe Way, Histon	12.44	249	
Site 112 (part)	Land r/o 49-71 Impington Lane, Impington	0.77	25	
Site 114 (part)	Land north of Impington Lane, Impington	0.44	9	

	78
	283
TOTAL	361

Sawston

Site 310	Dales Manor Business Park, Sawston	2.06	62	
Site 311	Land north of White Field Way, Sawston	6.60	88	
Site 312	Former Marley Tiles, Dale Manor Business Park, Sawston	10.70	260	
Site 313	Land north of Babraham Road, Sawston	3.64	109	

On part of footprint of site 312

Includes sites 310, 153 and 154. Residential site would be less than 10ha as also includes employment development

Site 178	Land east of Sawston	17.21	344	
Site 258	Land south of Babraham Road, Sawston	4.63	139	
Site 153	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston	3.56	107	
Site 154	Land at Grove Road / West Way, Dales Manor Business Park, Sawston	5.19	156	
Site 230	Land at Mill Lane	1.48	53	
Site 116	Land south of Mill Lane	1.59	43	
Site 023	Common Lane	0.50	18	

Overlaps with site 154

	311
	743
TOTAL	1054

MINOR RURAL CENTRES

Cottenham

Site 003	The Redlands, Oakington Road, Cottenham	2.87	65	
Site 234	Land at the junction of Long Drove and Beach Road, Cottenham	1.63	33	
Site 260	Land at Oakington Road, Cottenham	4.90	110	
Site 123	Land off Histon Road, Cottenham	0.83	17	
Site 124	Cottenham Sawmills, Cottenham	1.35	27	
Site 129	Land south of Ellis Close and East of Oakington Road, Cottenham	4.40	99	

Site 263	Land to the rear of 34 - 46 Histon Road, Cottenham	1.04	21	
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	208
	164
TOTAL	372

Gamlingay

Site 093	Land at Mill Road, Gamlingay	1.18	24	
Site 117	Green End Industrial Estate, Green End, Gamlingay	4.09	92	
Site 171 (part)	Land off Grays Road, Gamlingay	2.10	47	

	163
	0
TOTAL	163

Linton

Site 152	Land east of Station Road, Linton	1.78	36	
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	36
	0
TOTAL	36

Melbourn

Site 331	East Farm, Melbourn	2.83	64	
Site 320	Land to east of New Road, Melbourn	9.13	203	
Site 130	Land to Rear of Victoria Way, off New Road, Melbourn	2.29	52	

Site 235	36 New Road, Melbourn	0.71	14	
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	333
	0
TOTAL	333

Papworth Everard

Site 151	Papworth Hospital, Papworth Everard	5.23	118	
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	118
	0
TOTAL	118

Waterbeach

Site 089	Cody Road, Waterbeach	1.86	50	
Site 322	North side of Bannold Road, Waterbeach	4.01	90	
Site 189	Land to the west of Cody Road, Waterbeach	1.86	50	
Site 206	Land at Bannold Road and Bannold Drove, Waterbeach	1.77	36	
Site 001	Land off Lode Avenue, Waterbeach	0.59	14	
Site 202 (part)	Land off Cambridge Road, Waterbeach	0.72	8	

Partly overlaps site 155 and is assumed to replace it
Same site as 089

	176
	22
TOTAL	198

Willingham

Site 045 (part)	Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)	2.12	48	
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Site 204	Land to the rear of Green Street, Willingham	2.60	39	
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	87
	0
TOTAL	87

GROUP VILLAGES

Bassingbourn

Site 078	Land between South End & Spring Lane, Bassingbourn	2.12	48	
Site 085	Next to Walnut Tree Close, North End, Bassingbourn	3.14	53	
Site 219 (part)	Land north of Elbourn Way, Bassingbourn	1.51	41	

	142
	0
TOTAL	142

Comberton

Site 326	Land at Bennell Farm, Comberton	6.27	115	
Site 004	Land adj (north) to 69 Long Road, Comberton	0.32	10	
Site 110	Land to the west of Birdlines, Manor Farm, Comberton	6.00	90	
Site 158	Land off Long Road (south of Branch Road), Comberton	5.71	128	
Site 255	Land to the East of Bush Close, Comberton	4.83	73	

	115
	301

TOTAL	416
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Girton

Site 143	Land at Cockerton Road, Girton	0.63	13	
			0	
			13	
		TOTAL	13	

Milton

Site 132	The Former EDF Depot & Training Centre, Ely Road, Milton	8.53	128	
			0	
			128	
		TOTAL	128	

Swavesey

Site 083 (part)	Land south of Whitton Close & west of Boxworth End, Swavesey	4.98	75	
			75	
			0	
		TOTAL	75	

SUMMARY TABLES

Edge of Cambridge		130
		0
		130

New Settlements		963
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figure takes larger of the 2 Bourn Airfield Sites -

	14,000
TOTAL	14,963

Rural Centres

	679
	3,581
TOTAL	4,260

Minor Rural Centres

	1,121
	186
TOTAL	1,307

Better Served Group Villages

	332
	442
TOTAL	774

Potential BSGV

Total	21,434
Deliverable	3,225
Developable	18,209

Appendix 3

Assumed Land Values by Parish

Corrected map from 2012 SHLAA (page 60)

1 –	Viability category 1	Most viable sites
2 –	Viability category 2	Viable sites
3 –	Viability category 3	Less viable sites
4 –	Viability categories 4 and 5	Least viable sites
Blank -		No information


Appendix 4 Sites with Development Potential (with maps)

Contents

The National Planning Policy Framework (NPPF) (March 2012) requires the preparation of Strategic Housing Land Availability Assessments (SHLAA), by local planning authorities, to establish realistic assumptions about the availability, suitability, and likely economic viability of land to meet the identified need for housing over the plan period. It emphasises that Local Plans must be based on evidence that is proportionate, adequate, up-to-date and relevant.

The suitability of sites have been assessed by officers with regard to:

- the location of the site;
- existing policy restrictions and planning history;
- the existence of any physical constraints on development of the site;
- the potential impact of development of the site (in relation to Green Belt purposes, heritage, townscape and landscape setting);
- the environmental conditions which would be experienced by residents of the development; and
- the capacity of local infrastructure and the scope for providing additional capacity.

site ID	Parish	Site Address	
301	Impington	Land south of A14 and west of Cambridge Road	AMBER See the assessment included in the evidence base for the Part 1 issues and options 2 consultation document
303	Cambourne	Land at the Business Park, Cambourne	GREEN
310	Sawston	Dales Manor Business Park, Sawston	AMBER
311	Sawston	Land north of White Field Way, Sawston	GREEN
312	Sawston	Former Marley Tiles, Dale Manor Business Park, Sawston	AMBER
313	Babraham	Land north of Babraham Road, Sawston	AMBER/
308	Histon	Former Bishops Hardware Store, Histon	GREEN
320	Melbourn	Land to east of New Road, Melbourn	AMBER
331	Melbourn	East Farm, Melbourn	AMBER
332	Waterbeach	Land north of Bannold Road, Waterbeach	AMBER
326	Comberton	Land at Bennell Farm, Comberton	GREEN

A green site with a circle indicates a site which the technical assessment has found to be a site with development potential (few constraints or adverse

impacts and taking availability and achievability into account). An amber site with a triangle indicates a site with limited development potential (more constraints or adverse impacts and/or availability or achievability concerns).

Land south of A14 and west of Cambridge Road

See the assessment included in the evidence base for the Part 1 issues and options 2 consultation document.

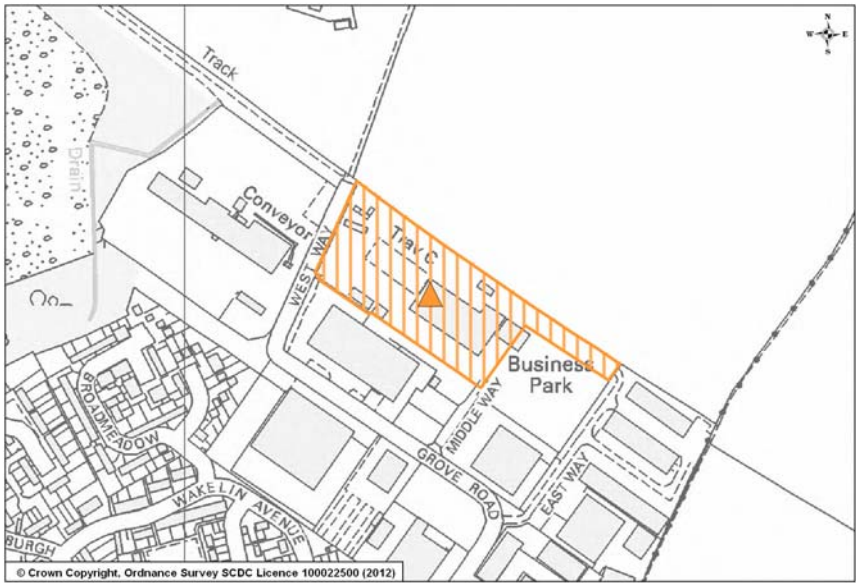
Site 303 Land at the Business Park, Cambourne



Site 308 Former Bishops Hardware Store, Histon



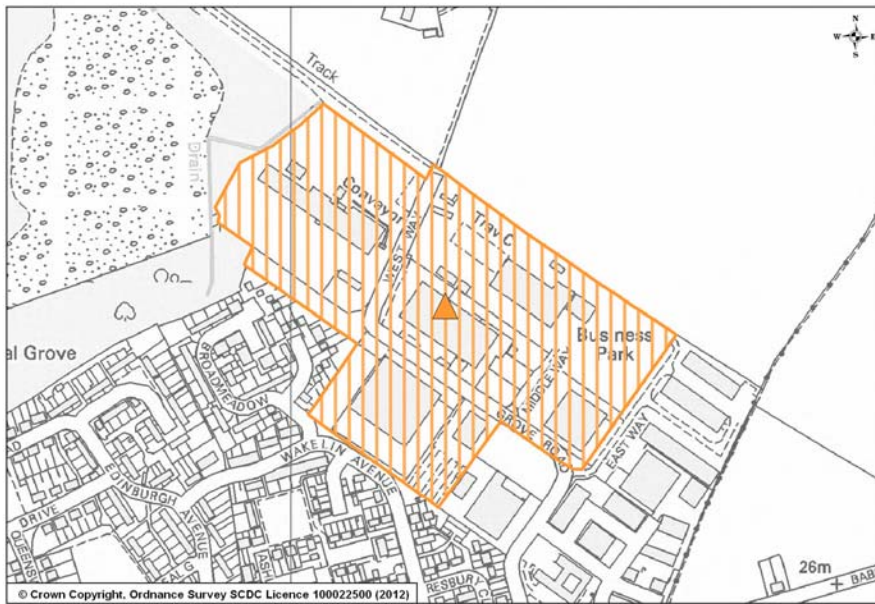
Site 310 Dales Manor Business Park, Sawston



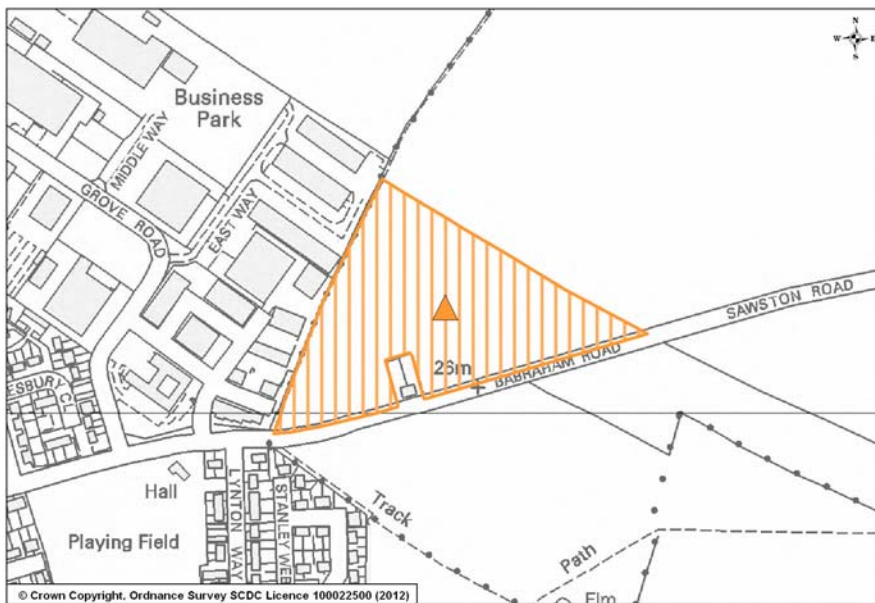
Site 311 Land north of White Field Way, Sawston



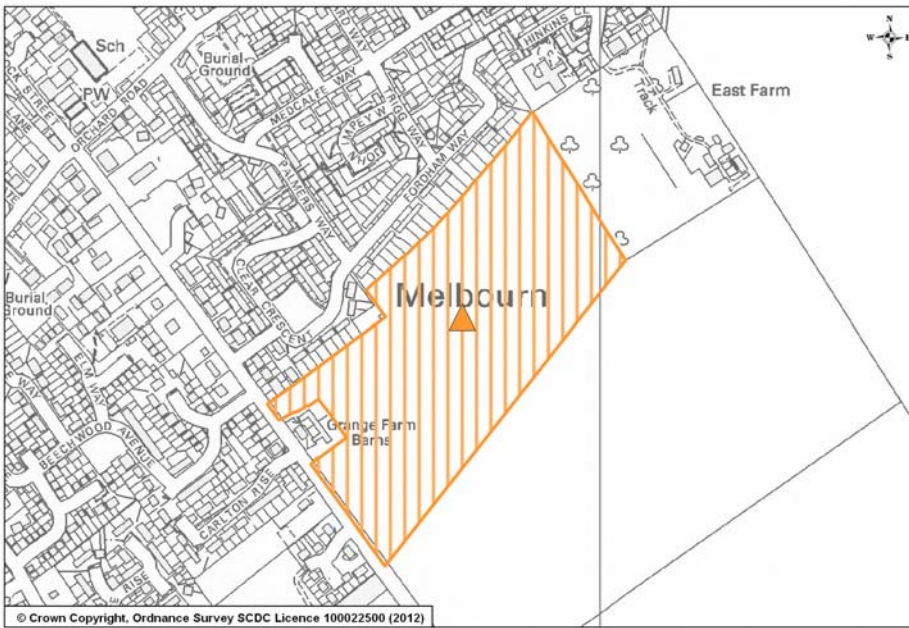
Site 312 Former Marley Tiles, Dale Manor Business Park, Sawston



Site 313 Land north of Babraham Road, Sawston



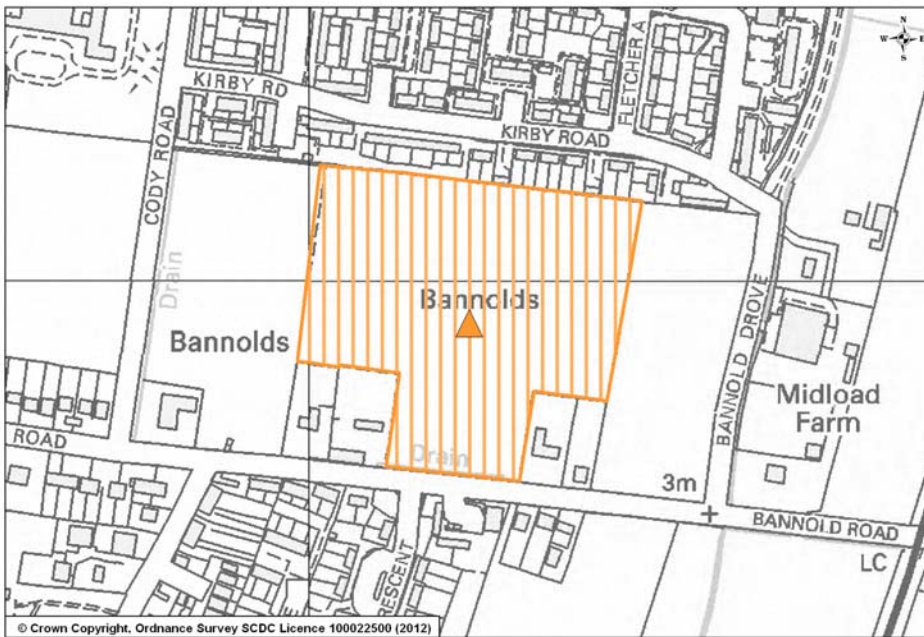
Site 320 Land to east of New Road, Melbourn



Site 331 East Farm, Melbourn



Site 322 Land north of Bannold Road, Waterbeach



Site 326 Land at Bennell Farm, Comberton



Appendix 5 - Assessment of Sites

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Cambourne
Site name / address	Land at Cambourne Business Park
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	New housing (approximately 230 dwellings) and employment.
Site area (hectares)	8.08 ha
Site Number	303
Site description & context	The site is located within the Cambourne Business Park, and adjoins business uses to the north and east. The site adjoins Lower Cambourne to the south and open countryside to the west. The southern and western boundaries of the site are bordered by trees and footpaths / bridleways that form part of the landscaping buffer of the Cambourne development. The site is vacant grassed land.
Current or last use of the site	The site consists of vacant grassed land.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The Cambourne Business Park is an Established Employment Area in the Countryside (Policy ET/3, 2b).
Planning history	S/1371/92 (new settlement comprising up to 3,000 dwellings, shops, community facilities, primary school, employment and associated ancillary development) – outline planning permission was granted in April 1994. S/6196/03 (two research and development buildings) – reserved matters planning permission was granted in May 2003.
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site	<ul style="list-style-type: none"> • Scheduled Monument – two scheduled monuments for moated

subject to any other considerations that have the potential to make the site unsuitable for development?	sites are located at least 1,950 metres west of the site.
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site – archaeological investigations undertaken in connection with the existing Cambourne development have identified and extensively settled and developed landscape from the Iron Age. This site has been evaluated in connection with the construction of the business park. No further archaeological work is necessary.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – there is a bridleway that runs along the western and southern boundaries of the site and into the centre of Cambourne. Biodiversity features (Claylands) - these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade – the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> Air quality issues – the site is in an area where local air quality and the likely impact of the development on air quality is not a concern. Noise issues – no obvious noise related issues, therefore no objection in principle.
Townscape and landscape impact?	The site is within the existing development of Cambourne and is identified as land for employment uses; therefore development of this site would not have an adverse impact on the landscape.

	Development of this site would need to have regard to the surrounding townscape that consists of residential properties and commercial buildings.
Can any issues be mitigated?	N/A – no issues have been identified that would require mitigation.

Infrastructure	
Highways access?	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>The Highways Authority comment that the site can be accessed with some mitigation measures.</p> <p>The site has 3 existing access points to the Business Park estate road.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – likely to be supported within the existing network as the site is identified for employment uses, however if this is not possible, development of the site may require some local and upstream reinforcement. • Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Cambourne is already served by gas (although it is not provided by National Grid). • Mains sewerage – the wastewater treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No Flood Risk Assessment submitted.
School capacity?	Cambourne has three primary schools with a PAN of 180 children and a school capacity of 1,260 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a deficit of 396 primary school places taking account of planned development, and a deficit of 352

	<p>secondary school places taking account of planned development across the secondary school catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p> <p>Planning permission (S/1898/11) for a new secondary school at Cambourne was granted planning permission in May 2012 subject to a number of conditions. It is anticipated the new secondary school will open in September 2013.</p>
Health facilities capacity?	Monkfield Medical Practice – an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However the development would have a direct impact on the A428 with potential capacity issues.

Tier 2 Conclusion:	- Adverse impacts capable of partial mitigation.
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Tier 3: Site Specific Factors

Capacity	
Developable area	6.06 ha
Site capacity	242 dwellings
Density	40 dph

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	Owned by Development Securities Plc.
Legal constraints?	There are no known legal constraints.

Is there market interest in the site?	The site has been marketed for employment use over a number of years, without success due to a lack of demand for large plots. The promoter has not indicated whether the site has been marketed for residential development.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • It is likely that the first dwellings could be completed on site in 2011-16. • It should be possible to complete the development before 2031.
Are there any market factors that would significantly affect deliverability?	The promoter has not identified any market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has not identified any cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p><u>Viability Category 4 Least viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

**Tier 3
Conclusion:**

+++ Potentially suitable with good availability and achievability.

Site Assessment Conclusion

Site with development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Great Shelford & Stapleford
Site name / address	Land east of The Hectare, Walden Way and Hobson's Acre, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	45 dwellings for affordable rented accommodation (for Great Shelford Parochial Charities) plus allotments. Remainder of the site to be sold to finance the development.
Site area (hectares)	3.54 ha
Site Number	305
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and lies to the rear of existing properties in The Hectare, Walden Way, Hobson's Acre, More's Meadow, Bridge Close and Davy Crescent, all accessed off Cambridge Road. The site borders open countryside beyond Hobson's Brook to the east, and residential properties and garden land to the north, west and south.</p> <p>The site is rectangular and is divided into two fields and allotments, with intermittent trees and hedges along its boundaries.</p>
Current or last use of the site	The site is currently agricultural land and allotments.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	<p>The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.</p> <p>Cambridgeshire County Council has advised that the Cambridgeshire & Peterborough adopted Minerals & Waste Core Strategy (Policy CS16) identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site falls within this broad location, however this would not be a suitable site for an HRC use.</p>
Planning history	None relevant.
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt, except for a proposed access to the site from The Hectare.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; and • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would encroach into the rural landscape separating the inner necklace villages from Cambridge, and would change the linear character of this area of the village.</p>
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"> • Flood Zone – the eastern boundary of the site adjoins Hobson's Brook, and therefore the site includes a very small area of Flood Zones 3b along the eastern boundary. There is also a small area of Flood Zone 2 within the site to the east of Walden Way.
Tier 1 conclusion:	- Adverse impacts capable of partial mitigation.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – numerous finds of prehistoric artefacts recorded to the east. There is also evidence for intensive Roman settlement to the north. Recommend evaluation prior to the determination of any planning application.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – a public footpath runs across the site and links the site to Cambridge Road. • 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

	<p>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 linnets, 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 of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the site is 40-50 metres from an operational railway line. The impact of existing noise on any future residential development in this area is a material consideration in terms of health and well being and providing a high quality living environment. However it is likely that railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately around the villages is varied. Development along Cambridge Road is characterised by its strong linear nature, with more recent infill behind, and transitional areas of enclosed fields and paddocks that soften the village edge. Beyond this is large-scale and expansive farmland that provides long views to the edge of Cambridge and White Hill ridge.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and 'wild' areas, ensuring that it is still more village in character than suburb. Cambridge Road is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, in particular the glimpses of the countryside from within the village.</p> <p>Development of this site would have a significant adverse impact on the townscape and landscape of this area, as it would create development contrary to the ribbon development character of this area of village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.</p>
<p>Can any issues be mitigated?</p>	<p>No – it is not possible to mitigate the impact on the townscape and landscape. It is likely that railway noise and vibration transport</p>

	sources can be abated to an acceptable level with careful noise mitigation.
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Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area, the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The Highways Authority states that if the site has a direct connection to the adopted public highway (Walden Way) access to this site should present no significant problems. The site has access to More's Meadow and The Hectare.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the

	<p>South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (2.11 ha if unconstrained, calculated using a revised site area to exclude the allotments that are being retained)
Site capacity	None (84 dwellings if unconstrained)
Density	40 dph

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?	The site is owned by Great Shelford Parochial Charities.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.

When would the site be available for development?	The site is available immediately.
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Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p><u>Viability Category 1 Most viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Tier 3 Conclusion:	--- No potential suitability, serious availability concerns, serious achievability concerns.
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Site Assessment Conclusion

Site with no development potential.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Histon
Site name / address	Land west of 113, Cottenham Road, Histon
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	A mixture of housing and landscaped public open spaces areas.
Site area (hectares)	2.16 ha.
Site Number	306
Site description & context	This rectangular site is located to the west of the B1049 at the north edge of Histon. The eastern third of the site is meadow and the western two thirds of the site is woodland, which provides a mature tree border on this side. The site adjoins residential properties to the east and includes the garden and house at 113 Cottenham Road; to the north and west of the site is open agricultural land; to the south is allotments and paddock. The south western corner of the site adjoins Unwins Industrial Estate.
Current or last use of the site	Wood and meadow.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	A planning Inspector dismissed an appeal (S/0312/80/O) to build one bungalow on the meadow area of this site, due to its being within the Green Belt and outside of the village's settlement envelope.
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge

	<p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
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 (Core Strategy designations only) – the whole site is within the Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	- Adverse impacts capable of partial mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed buildings – There are two semi-detached Grade II Listed thatched cottages around 250m to the south west of the site. • Non-statutory archaeological site - Cropmarks located to the immediate north indicate the location of enclosures and probable settlement of late prehistoric or Roman settlement. We would recommend evaluation prior to the determination of any planning application. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important

	<p>for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. 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 of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues - The south west corner of the site adjoins Unwins Industrial Estate with medium to large sized industrial type units / uses including light industrial and warehouse type uses. These are unlikely to be considered compatible uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches.</p> <p>The landscape character around the edges of the village contrasts with the wider open landscape. Enclosed farmland and paddocks dominate many of the northern boundaries, with mature hedgerows and scattered farm buildings, which form a transition between the village and open fields to the north. Development of the full area of this site would be open to views across to the north and west, where the landscape becomes more exposed, and therefore the transition noted above would be interrupted. The landscape in this part of the village is clearly rural in character, and developing this site fully in this location would be harmful to this character.</p> <p>The northern edge of Histon is characterised by linear development. Development of this site would be backland, much deeper than the adjoining linear edge to this part of the village, which would be detached from the current northern edge of the village. Development of this site might set a precedent for development outside of the current framework of Histon and Impington.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Histon. Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area.</p>

Can any issues be mitigated?	In part. Developing just the meadow area of the site would enable the retention of most of the screening provided by the wood. This would screen the site from the open farmland to the north, the farm and paddocks to the west, from the Listed Buildings to the south west, and would diminish the noise issues arising from proximity to the Unwins industrial estate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.
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Infrastructure	
Highways access?	<p>Although fairly closely related to Cambridge, the trip making patterns created by this site are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The track that at present serves as an access is unlikely to be suitable as an access for such a large area of land. Access could be taken through the site of 113 Cottenham Road if the house currently standing on the land were to be demolished and replaced by an access road.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a redevelopment assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School	Histon and Impington have two Primary Schools, each with a PAN of

capacity?	<p>90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	None identified
Can issues be mitigated?	In part with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health. However, it is not established that safe access can be provided.

Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated
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Tier 3: Site Specific Factors

Capacity	
Developable area	0.73 ha
Site capacity	29 dwellings
Density	40 dph

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?	No
Site ownership status?	Site promoted by multiple landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed.

When would the site be available for development?	The site is available immediately.
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Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	There is no certainty that satisfactory access can be provided to this site.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Tier 3 conclusion	--- No potential suitability, serious availability concerns, serious achievability concerns.
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Site Assessment Conclusion

Site with no development potential.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Histon and Impington
Site name / address	Land at former Bishops Hardware Store, Histon
Category of site:	A development within the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	30 dwellings
Site area (hectares)	0.22 ha.
Site Number	308
Site description & context	The site is located within the village framework of Histon immediately to the south of the Guided Busway, at the junction of Cambridge Road, Station Road and New Road. The site is currently occupied by retail and warehousing buildings and car parking.
Current or last use of the site	Retail and warehousing, with car parking
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	Subject to Policy SF/1 Protection of Village Services and Facilities, in the Development Control Policies DPD.
Planning history	None relevant.
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations	No

that have the potential to make the site unsuitable for development?	
Tier 1 conclusion:	+ Minor beneficial impacts

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - It is unlikely that significant archaeological remains will survive in this area and archaeological investigations would not be necessary in connection with development proposals. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – various Tree Preservation Orders lie along Villa Road, approximately 23m to the south west of the site. Protected Village Amenity Area – two PVAAs lie approximately 31m to the east and south of the site. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Land contamination – Potential for contaminated land from the previous industrial use. Investigation required in advance of application. Air quality issues – from the adjoining Guided Busway. Noise issues – from the adjoining Guided Busway. Other environmental conditions (e.g. fumes, vibration, dust) - from the adjoining Guided Busway Flooding and drainage issues (e.g. localised flooding from ground and surface water) – the site is above a local water course and advice should be sought the Environment Agency.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The A14 and the proximity of the northern edge of Cambridge provides a semi-urban landscape to the south.</p> <p>The site is situated within the built-up area of Histon, immediately adjacent to the Guided Busway, at the junction of Cambridge Road, Station Road and New Road. It is a predominantly residential area, although there is a local shop and funeral parlour on the opposite side of Cambridge Road. The site currently does not contribute to</p>

	<p>the social amenity of the area due to its state of disrepair.</p> <p>Redevelopment of this site could have a positive impact on the townscape setting of Histon, removing the retail buildings in disrepair and areas of car parking and present an opportunity to improve the site and its setting with the additional of soft landscaping.</p>
Can any issues be mitigated?	<p>Yes. Further investigation and possible mitigation will be required to address the physical considerations, including possible land contamination and flooding and drainage issues.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area the Highways Agency comment that although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Cambridge Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water 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 this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	Exceptional transport and infrastructure links.
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

Tier 2 Conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation
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Tier 3: Site Specific Factors

Capacity	
Developable area	0.22 ha.
Site capacity	<p>10 plus dwellings.</p> <p>The promoter has sought pre-application advice for 30 residential apartments, at a density 137 dph, in recognition of the sustainable location on the Guided Busway. The advice suggests a slightly lower density to allow for more on-site benefits such as landscaping, car parking and improved amenity space.</p>
Density	40 dph

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has been marketed by Savills from May 2009 on a letting and freehold basis. There were very limited enquiries from retail or quasi retail/trade occupiers looking for a Cambridge presence. There has also been interest from residential developers who consider the site to be attractive in terms of the creation of an apartment scheme.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site in 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	N/a
Economic viability?	<p><u>Viability Category 1 Most viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current</p>

	<p>planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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<p>Tier 3 Conclusion:</p>	<p>+++ Potentially suitable with good availability and achievability</p>
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<p>Site Assessment Conclusion</p>	
<p>Site with development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.</p>	

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Sawston
Site name / address	Land at Dales Manor Business Park, Sawston
Category of site:	(c) A development within the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential development
Site area (hectares)	2.06 ha
Site Number	310
Site description & context	Part of a Business Park on the north east flank of the village. Bounded by fields to the north, and the remaining part of the Business Park to the west, east and south.
Current or last use of the site	Concrete batching plant, tarmac processing premises and hardstanding
Is the site Previously Developed Land?	Yes 100%
Allocated for a non-residential use in the current development plan?	No
Planning history	Detailed planning permission for redevelopment of land including this site for B1c, B2 and B8 purposes (application reference S/1598/08/F) was granted in 2008. The permission was amended in 2010 to increase unit sizes to make the scheme more attractive to occupiers and the life of the permission has been extended to 2014. The agent states that the site has been continuously marketed since 2008 but there is insufficient market interest to allow the scheme to allow for development to be brought forward.
Source of site	Issues and Options Consultation 2012

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"> • None
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - Enclosures of probable late Bronze Age and Iron Age date are known to the north and south. Finds of Roman date are known in the vicinity and a medieval moated site is located to the west. Previous land use is likely to have an adverse impact on archaeological survival. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - No significant biodiversity impact is thought to arise as a result of development at this site. Opportunity for habitat linkage/enhancement/restoration – woodland reinforcement and associated grassland.
Physical considerations?	<ul style="list-style-type: none"> • Majority of site within Ground Water Source Protection Zone 3 • Land contamination - commercial / industrial use, requires assessment, can be conditioned • Air quality issues – Site currently occupied by a concrete batching plant which is a source of dust. Tarmac processing is a source of odour and fumes. • Noise issues - Concrete Batching and Tarmac Processing uses are unlikely to be considered compatible uses with residential. Noise, odour and dust are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. This proposal would replace these unneighbourly uses with new residential but would itself adjoin the remaining part of the Business Park. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the

	<p>industrial units but there is uncertain as to whether these would be effective. Before consideration is given to allocating for residential development these noise constraints should be investigated consideration given to mitigation by undertaking odour and noise impact / risk assessments in accordance with best practice.</p> <ul style="list-style-type: none"> Utility services (e.g. pylons) - sewers cross the site or in close vicinity.
Townscape and landscape impact?	The site is almost fully enclosed by built development so there are no landscape considerations provided that a landscaped flank is created on the northern part of the site. No adverse townscape impacts could be expected from the redevelopment of the site.
Can any issues be mitigated?	In Part

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites) the Highways 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 SRN.</p> <p>If the site is developed in conjunction with Issues and Options Site Options 6 /7 to the south a junction located on to Wakelin Avenue would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. If developed alone, access would be through the Business Park along Grove Road which would raise serious safety and residential amenity issues especially with regard to children.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> Electricity - No significant impact on existing network Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.

	<ul style="list-style-type: none"> Gas – Sawston has a gas supply. Mains sewerage - There is sufficient capacity at the WWTW 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 this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for around 200 dwellings could generate a need for early years places, 70 primary school places and 50 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?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None.
Can issues be mitigated?	In part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Tier 2 Conclusion:	- Adverse impacts capable of partial mitigation. This site is however not developable by itself but only in conjunction with adjoining sites.
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Tier 3: Site Specific Factors

Capacity	
Developable area	1.55ha
Site capacity	62 dwellings
Density	40 dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Yes
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed
When would the site be available for development?	<ul style="list-style-type: none"> The site is not available immediately. The site could become available in 2011-16

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site in 2016-21
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p><u>Viability Category 2 Viable sites</u></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>
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Tier 3 Conclusion:	- Potentially suitable, availability concerns, achievability concerns
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Site Assessment Conclusion
Site with no development potential as a free-standing site. If developed as a part of a comprehensive site redevelopment or in conjunction with Other sites to the south and west it would become potentially suitable for residential development.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Sawston
Site name / address	Land north of White Field Way
Category of site:	(d) A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential development for between 78 and 104 dwellings. The submission proposes the development of less than half of the site leaving the field next to the A1301 undeveloped. The main site access is however expected to be taken across this field.
Site area (hectares)	6.60 ha
Site Number	311
Site description & context	Two arable fields between Sawston and the A1301. Bounded by Sawston Village College playing fields to the east, single storey residential to the south east on White Field Way, and fields to the north. The field which runs alongside the A1301 is open to the south and bounded by an intermittent hedge to the main road. The inner field is bounded by hedgerows to all sides. That to the west is very robust and takes the form of a belt of trees. The cul-de-sac of White Field Way provides a possible point of access to the site.
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	1981 - Outline planning application refused for residential development on grounds of loss of good quality agricultural land, loss of Green Belt and not in a location identified for development in the interim village plan.
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Preserves the character of Cambridge as a compact city with thriving historic centre • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions, by having a detrimental impact upon the setting of Sawston. This site separates the village from the A1301 providing a green foreground to views towards the village which in this location has a soft attractive green edge, and by causing a loss of rural character through creation of a vehicular access across the site. The impact on Green Belt purposes can be mitigated to a large degree by confining built development to the smaller field to the north of White Field Way to retain the green foreground to the village setting.</p>
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"> • None
Tier 1 conclusion:	- Adverse impacts capable of partial mitigation

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 nationally important Iron Age ringwork Borough Hill (SAM24407). We would recommend evaluation prior to the determination of any planning application.
Environmental and wildlife designations	<ul style="list-style-type: none"> • Tree Preservation Orders – The tree belt running north to south through the site is protected by a TPO. • Biodiversity features - The greatest impact from development of

and considerations?	<p>this site would be the loss of grassland possibly affecting the foraging habitat of bats. Opportunity for habitat linkage/enhancement/restoration including woodland planting, retention of ditches/watercourses and some grassland.</p> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – majority of site is grade 2
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – Within zones 2 and 3. • Noise issues - The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road and a mainline railway to west. Traffic noise will need assessment in accordance with best practice 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 as proposed with careful noise mitigation. • Utility services (e.g. pylons) – Electricity pylon line crosses the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>A strong belt of trees runs across the site and continues to the immediate south of the Mill Lane, the whole helping to form a distinctive soft green edge to the village.</p> <p>Provided that built development does not encroach onto the open field which adjoins the A1301, there would be very little impact on the landscape setting of Sawston.</p>
Can any issues be mitigated?	Yes

Infrastructure	
Highways access?	Access should primarily be via a new junction located on Mill Lane, no access possible to the A1301. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be

	<p>developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW 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 this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 264 dwellings could generate a need for early years places, 92 primary school places and 66 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?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None
Can issues be mitigated?	Yes

Tier 2 Conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation
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Tier 3: Site Specific Factors

Capacity	
Developable area	2.2 ha
Site capacity	90 dwelling
Density	40 dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Yes
Legal constraints?	None known
Is there market interest in the site?	Yes
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site in 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	Access to the site would require a longer than normal access road which would add to the costs of development.
Could issues identified be overcome?	Yes.
Economic viability?	<p><u>Viability Category 2 Viable sites</u></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>
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Tier 3 Conclusion:	+++ Potentially suitable with good availability and achievability
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Site Assessment Conclusion
Site with development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Sawston
Site name / address	Land at former Marley Tiles Site, Dales Manor Business Park, Sawston
Category of site:	(c) A development within the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	<p>The development seeks to consolidate existing employment uses within the site into a smaller area along the southeastern boundary providing around 30,000sq.ft. of new B1 & B1(C) employment. The remainder of the site would be developed for 230-250 new dwellings. Three alternative options are proposed:</p> <p>A – For that part of the site which was consulted on as Issues and Options Site Option 7 for 150 new homes, with the rest of the Business Park remaining as is.</p> <p>B – For that part of the site which was consulted on as Issues and Options Site Option 6 for 100 new homes, with the rest of the Business Park remaining as is (smaller version of option 7).</p> <p>C – A new option for 230-250 dwellings and around 30,000 sq.ft of new employment, with the rest of the Business Park remaining as is (including the site footprint of options A and B).</p> <p>The submission states that the redevelopment of a number of redundant employment sites and sites with a low employment to site area ratio and the provision of modern employment accommodation providing for a higher number of jobs (approximately 200 full time jobs) than have been employed at the site historically (approximately 100) in the past and the current low employment density uses of the site (tile depot and concrete batching plant).</p>
Site area (hectares)	10.7 ha
Site Number	312
Site description & context	Part of a Business Park, formerly occupied by Eternit Marley Tiles. Bounded by fields to the north, a wood to the west, residential to the south and the remaining part of the Business Park to the east.
Current or last use of the site	Mostly vacant and redundant since 2008, part of the site occupied by a concrete batching plant.
Is the site Previously Developed Land?	Yes 100%

Allocated for a non-residential use in the current development plan?	No
Planning history	Detailed planning permission for redevelopment of the site for B1c, B2 and B8 purposes (application reference S/1598/08/F) was granted in 2008. The permission was amended in 2010 to increase unit sizes to make the scheme more attractive to occupiers and the life of the permission has been extended to 2014. The submission from the landowners agent states that the site has been continuously marketed since 2008 but there is insufficient market interest to allow the scheme to allow for development to be brought forward.
Source of site	Issues and Options Consultation 2012

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"> None
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Enclosures of probable late Bronze Age and Iron Age date are known to the north and south. Finds of Roman date are known in the vicinity and a medieval moated site is located to the west. Previous land use is likely to have an adverse impact on archaeological survival. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - No significant biodiversity impact is thought to arise as a result of development at this site. Opportunity for habitat linkage/enhancement/restoration – woodland reinforcement and associated grassland.
Physical considerations?	<ul style="list-style-type: none"> Majority of site within Ground Water Source Protection Zone 3 Land contamination - commercial / industrial use, requires

	<p>assessment, can be conditioned</p> <ul style="list-style-type: none"> Noise issues/vibration/dust - the site is currently part of Dales Manor Business Park / Industrial Estate. Site Options A and B are bounded to the east by medium to large sized industrial type units / uses including a Concrete Batching Process and a Tarmac Processing uses and warehouse type uses. These are unlikely to be considered compatible uses. Noise, odour and dust are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. <p>Site Option C would replace these unneighbourly uses with new residential and new office and light industrial development to the east of the site to adjoin the remaining part of the Business Park.</p> <p>Before consideration is given to allocating Site Options A and B for residential development these noise, odour and dust constraints should be investigated consideration given to mitigation by undertaking odour and noise impact / risk assessments in accordance with best practice.</p> <ul style="list-style-type: none"> Utility services – sewers cross the site.
Townscape and landscape impact?	The site is fully enclosed by built development so there are no landscape considerations. No adverse townscape impacts could be expected from the redevelopment of the site.
Can any issues be mitigated?	In Part – All site options propose some buffer strip between residential and employment. Regarding site Option C the submission states that a green edge is proposed along the southeastern boundary of the site. As well as providing a visual barrier, this would incorporate an acoustic barrier to prevent unacceptable noise impacts.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites sites) the Highways 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 SRN.</p> <p>A junction located on to Wakelin Avenue would be acceptable to the</p>

	<p>Highway Authority. The proposed site is acceptable in principle subject to detailed design and the overall number of dwellings on site. Access would also be possible through the Business Park on Grove Road.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW 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 this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for around 200 dwellings could generate a need for early years places, 70 primary school places and 50 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?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None.

Can issues be mitigated?	Yes. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
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Tier 2 Conclusion:	- Adverse impacts capable of partial mitigation
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Tier 3: Site Specific Factors

Capacity	
Developable area	Around 7ha (part of site to be developed for employment purposes)
Site capacity	Around 275 dwellings
Density	40 dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Believed to be 2 owners
Site ownership status?	No
Legal constraints?	None known
Is there market interest in the site?	Yes
When would the site be available for development?	<ul style="list-style-type: none"> The site is not available immediately. The site could become available in 2011-16

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site in 2016-21
Are there any market factors that would significantly affect	None known

deliverability?	
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p><u>Viability Category 3 Less viable sites</u></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 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.</p>

Tier 3 Conclusion:	+ Potentially suitable, available and achievable during the plan period
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Site Assessment Conclusion
Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Sawston
Site name / address	Land north of Babraham Road, Sawston
Category of site:	(d) A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential
Site area (hectares)	3.64 hectares
Site Number	313
Site description & context	Arable fields to the east of the village, bounded by hedges to the north with the Dales Manor Business Park beyond. Site wraps around two semi-detached residential properties fronting onto Babraham Road. Adjoins SHLAA sites 154 and 258.
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	2004 – Planning application for residential development (S/1505/04/O) refused as inappropriate development in the Green Belt for which there were no special circumstances to justify, and which would be a visually intrusive extension into the countryside. Decision confirmed on appeal.
Source of site	Issues and Options Consultation 2012, SHLAA Call for Sites 2011

Tier 1: Strategic Considerations	
Green Belt	The site is within the Green Belt.

	<p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development of the site would have an adverse impact on Green Belt purposes and functions. It would reduce the separation between Sawston and Babraham from 1,800 metres to 1,500 metres, and have a detrimental impact upon the setting, scale and character of Sawston by increasing the footprint of the village out into the open rural countryside, by the loss of the wide views down into the village from the east, and by causing a loss of rural character.</p>
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"> • None
Tier 1 conclusion:	- Adverse impacts capable of partial mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - A Bronze Age barrow is known to the south east and enclosures of probable late prehistoric or Roman date are known to the south west. 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"> • Biodiversity features - Site of limited biodiversity interest. Greatest impact likely to be from the general loss of farmland habitat. Boundary hedgerows could be reinforced. • Agricultural land of high grade (i.e. Agricultural Land Classification - Grade 2
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection - Zone 3 • Land contamination - the site is adjacent to an old railway line which would need investigation. This can be dealt with by condition.

	<ul style="list-style-type: none"> Noise issues - West of the site is bounded by Dales Manor Business Park / Industrial Estate with medium to large sized employment buildings including office, light industrial and warehouse type uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. The main noise generator on the site is a concrete batching plant which is some 400 metres from the site which is considerably less than the 180 metre distance between existing residential properties at Fairfield are from the plant. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertainty as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. Overall the impact of noise on this site from the Business Park is not of such concern as to prevent residential development on this site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edge to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a well defined but harsh edge with the industrial estate visible on the village edge. Abrupt urban edge to the village.</p> <p>Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east.</p>
<p>Can any issues be mitigated?</p>	<p>In Part. Boundary hedgerows could be reinforced. Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. Perimeter soil bunds could be used to mitigate noise concerns if testing were to show that they are required.</p>

Infrastructure	
Highways access?	<p>A junction located on to Babraham Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW 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 this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 140 dwellings could generate a need for early years places, 49 primary school places and 35 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?	Medical practice and pharmacy in Sawston with spare capacity.
Any other	None

issues?	
Can issues be mitigated?	In Part

Tier 2 Conclusion:	- Adverse impacts capable of partial mitigation
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Tier 3: Site Specific Factors

Capacity	
Developable area	2.73 ha if unconstrained
Site capacity	109 dwellings
Density	40 dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is potentially capable of providing residential development taking account of site factors and constraints

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed, no developer interest
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known

Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified.
Economic viability?	<p><u>Viability Category 1 Most viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Tier 3 Conclusion:	+ Potentially suitable, available and achievable during the plan period
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Site Assessment Conclusion
Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

**South Cambridgeshire Local Plan Review
Site Assessment Proforma**

Factual Background	
Location	Cottenham
Site name / address	Land to rear of High Street, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	100-150 dwellings
Site area (hectares)	7.02 ha.
Site Number	316
Site description & context	The site lies to the east of the High Street, on the north eastern edge of Cottenham. The site adjoins residential properties to the west and open agricultural land to the west. The site comprises residential properties fronting directly onto High Street, with long rear gardens comprising lawn and yard areas (including Kings Farm) to the rear. The remainder of the land is open agricultural land.
Current or last use of the site	Residential, yard and agricultural.
Is the site Previously Developed Land?	Small part - residential properties and yards along road frontage.
Allocated for a non-residential use in the current development plan?	No
Planning history	None relevant.
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any	No

other considerations that have the potential to make the site unsuitable for development?	
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – part within and part adjoining the Cottenham Conservation Area. Major adverse effect due to position and depth of development and loss of significant green rural backdrop and Heritage Asset (C19 building) providing a good significant sense of enclosure. Contrary to single depth development on this part of village. • Listed Buildings – There are several Grade II Listed buildings close to the site, in particular numbers 27, 28, 29, 30, 32, 35, 41, 46, 48, 52, 60, 82, 86, 87 High Street. The northern site access is between numbers 29 and 35 and directly opposite numbers 46 & 48. Major adverse effect due to loss of significant green rural backdrop. • Non-statutory archaeological site – Located to the south east of the historic core of the village and south of the medieval parish church. We would recommend evaluation prior to the determination of any planning application. <p>The site forms an important part of the setting of several Grade II Listed Buildings and the Conservation Area. It would not be possible to mitigate impacts on the historic environment because backland development would result in the loss of the green rural backdrop and is out of character with the linear settlement pattern.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.

	<p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination - Previous commercial/industrial use. Requires investigation. Can be conditioned. • Noise issues - Various industrial / commercial type uses on site. Allocating this site for residential would have positive impact and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being. Some negligible to minor additional road traffic noise generation due to development related car movements.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. Paddocks and long rear gardens enclose the historic core, and provide a transition between buildings along the High Street and arable fields to the east. It provides a rural setting for the linear historic core and a transition from village to Fen edge landscape. There are long views to be had across to the church tower to the north of the site from the south.</p> <p>The Cottenham Village Design Statement (2007) describes how Cottenham has developed primarily as a line of farmhouses along the High Street, where buildings are placed close up to the pavement edge and face the street. This lateral density gives a built-up character with a closed and uniform frontage. Within the village a variety of building types is mixed together, and yet its most distinguishing feature is the impression of unusual uniformity presented by the High Street. (page 14) Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. Farmhouses are concentrated within the village and line the street: there is little space at the front of plots, with access to hard standing and yards traditionally to the side and behind. Outbuildings run along the edge of plots, many of which follow the early farmstead boundaries. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside. (page 7)</p> <p>The Draft Cottenham Conservation Area Appraisal (2007) describes the part of the High Street where the access could be "At this point a degree of regularity to the building line along the street is maintained, if not the style of the buildings. All the houses from No. 25 to No. 31 are 19th century, two storey and built of gault brick. They have spaces between the buildings, the gap between Nos. 31 and 33 being</p>

	<p>the most substantial, and filled with farm buildings set back in the large plot.” (Page 9)</p> <p>The promoter suggests access through demolition of 33 High Street, which is a 1970's house in an otherwise traditional street scene. The site is within the historic core and whilst the house may be out of character, any change to the road frontage to provide safe access suitable to serve a substantial development would likely be very harmful to the character of this part of the village, adjacent to and close to several Listed Buildings.</p> <p>The part of the High Street to the south, where the site adjoins the road is described as “with a number of individual houses and terraces, all 19th century, gault brick with pitched slate roofs...and all the buildings are set close to the road. Some of the gaps between them contain more agricultural buildings, including large barns with black weatherboarding.” (page 10)</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The site is part within and adjacent to the Conservation Area, adjacent to and close to several Listed Buildings. Development of this site would result in backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and the Conservation Area, which it would not be possible to mitigate.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area the Highways Agency comment that although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on The High Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - the total power requirement for all the potential development areas in Cottenham is unlikely to be more than about 1MW. It is expected that this could be accommodated by

	<p>the existing 11,000-volt local network but, being in an electrically remote area, the local network may need some reinforcement.</p> <ul style="list-style-type: none"> • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – there would be a requirement for a small amount of local reinforcement. • Mains sewerage – infrastructure upgrades will be required to accommodate this proposal. An assessment will be required to determine the full impact of this site.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN OF 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
Any other issues?	
Can issues be mitigated?	<p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>

Tier 2 Conclusion:

--- Significant adverse impacts which cannot be effectively mitigated

Tier 3: Site Specific Factors

Capacity

Developable area	None (if unconstrained 5.27 ha.)
Site capacity	158 dwellings
Density	30 dph

Potential Suitability

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

Is the land in single ownership?	No
Site ownership status?	Site promoted by two landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	There is interest from a developer.
When would the site be available for development?	The site is available immediately.

Achievability

Phasing and delivery of the development	The first dwellings could be completed on site in 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known

Could issues identified be overcome?	N/A
Economic viability?	<p><u>Viability Category 3 Less viable sites</u></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 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.</p>

Tier 3 Conclusion:	- Potentially suitable, availability concerns, achievability concerns
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Site Assessment Conclusion	
Site with no development potential.	

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Linton
Site name / address	Land to the east of Linton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential and open space
Site area (hectares)	27.95 ha.
Site Number	318
Site description & context	<p>The site is on the north and eastern edge of Linton and is made up of a number of arable fields that wrap around the built edge of the village:</p> <ul style="list-style-type: none"> • North of Balsham Road – an extensive field that slopes up from the road towards Rivey Hill. No hedge along this boundary. Housing is along the western boundary. The northern extent of the site does not follow a field boundary. • South of Balsham Road / North of Horseheath Road – two fields on undulating slopes between these two approach roads to Linton. A belt of trees forms the eastern boundary. Housing is on the western boundary • Bartlow Road – a field north of the road with housing to the west. Hedges enclosing whole site • Bartlow Road – a field south of the road sloping down to the A1307. Part of site within River Granta flood zone. <p>Note: Previously submitted as part of larger SHLAA site 120.</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development	No

plan?	
Planning history	<p>LDF 2007 - Two sites were promoted for residential uses in the Site Specific Policies DPD – Objection sites 69 and 75.</p> <p>Local Plan 2004 Inspector previously considered two of these sites and rejected them, finding no reason to support development in these locations.</p> <p>There have in the past been applications for residential development on land on either side of Bartlow Road – all were refused because the land was outside of the existing village and would cause harm to the appearance and character of the landscape.</p>
Source of site	Issues and Options Consultation 2012

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"> • Flood Zone - A very small part of the south western part of the land south of Bartlow Road is within Flood Zones 2 and 3. • Minerals and Waste LDF designations (Core Strategy designations only) – A very small part of the south western part of the land south of Bartlow Road is within a mineral safeguarding area for sand and gravel.
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area - Setting of Linton Conservation Area - Major adverse effect on CA as very prominent countryside site in views across valley and village and on approach. • Listed buildings - Settings of numerous Listed Buildings - Major adverse effect on functional manorial and countryside setting of closest listed properties at Barham including Barham Hall (Grade II*), (315metres) views of Water Tower (Grade II) on Rivey Hill, vista along High Street and as backdrop to listed buildings. • Non-statutory archaeological site - Extensive archaeological remains are known in the area and in the vicinity, including enclosures of probable late prehistoric or Roman date and a possible Roman cemetery associated with a villa to the south. The County Archaeologists would require further information in advance of any planning application for this site.

	<p>It would not be possible to mitigate impact on the historic environment as the sites lie within undulating landscape with views into Linton. Development would impact on the setting of the Conservation Area and Listed Buildings.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – A bridleway follows part of the western boundary of the most northern field. Another bridleway goes north from Horseheath Road. A footpath follows a hedgerow on the western edge of the land north of Bartlow Road. • Biodiversity Features - Chalklands 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. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2. • Noise issues - The southern sites are very close to the busy A1307. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle but may be prudent to assess noise constraint.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth. This is one of the key attributes of the village.</p> <p>The SCVCS study highlights the importance of the long views across the village from surrounding hills and particularly highlights the views across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton.</p>

	<p>The northern site is an extensive arable field rising up from Balsham Road towards Rivey Hill and therefore part of the setting of the village. There are open views into and from this site across the village into the surrounding countryside to the south. Given the open nature of this landscape development of this field is likely to impact on the village.</p> <p>The land located between Balsham Road and Horseheath Road and north of Bartlow Road is part of the gently rolling farmland characteristic of this eastern edge of Linton. Hedgerows enclose them and there are extensive views across them towards the village and out into undulating countryside.</p> <p>The land south of Bartlow Road is a field that slopes down toward the A1307 within the River Granta valley. A very small part of the site is within the floodplain. This field can be seen from the A1307 across the water meadows of the river. The mature trees and hedgerows in the meadows form a strong feature in the landscape setting of Linton. The important role of views across these meadows towards the village was recognised in the SCVCS study.</p> <p>Development of these sites as a whole would have a significant adverse effect on the landscape setting of Linton since the fields that make up this site are all on the edge of the village - many in locations where development would have significant impacts on the views from the historic centre and long views across the village. There would be an impact on the setting of many Listed Buildings within Linton if development were to take place.</p> <p>The promoter has submitted a Landscape Capacity Assessment which concludes that development can be accommodate without impact on the Conservation Area and Listed Buildings.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts on the setting of Linton. The sites lie within an undulating landscape, within which it would not be possible to mitigate the impact on the setting of the Conservation Area and Listed Buildings.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in Balsham / Castle Camps / Great Abington / Linton / Sawston area the Highway Agency comment that 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>The promoter has provided a Transport and Access Appraisal. It concludes “The proposed allocation...provides an opportunity for significant improvements to access for the strategic A1307 route via a new roundabout junction at Horseheath Road and either a roundabout or signalised crossroad junction at Bartlow Road.</p> <p>The traffic generated...in association with the mitigation proposed can be accommodated on the local road network without compromising the interests of highway safety or capacity. Indeed the proposed junction improvements on the A1307 provide a significant opportunity to address highway safety concerns on that route, particularly in respect of its junctions with Bartlow Road and Horseheath Road.</p> <p>In conclusion the assessment demonstrates that there are no significant access issues that would be likely to preclude the development of the proposed allocation site for residential purposes of at least 400 dwellings at Linton East.”</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 – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the Linton wastewater treatments 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>FRA provided.</p>
<p>School capacity?</p>	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, 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 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</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.
Health facilities capacity?	Some capacity at the Health Centre in Linton.
Any other issues?	
Can issues be mitigated?	Upgrades will be required to local infrastructure, including reinforcement of utility services (electricity, mains water, gas and sewerage), school capacity and health. The Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road. The promoter claims these can be adequately addressed. The scale and likely cost of measures proposed would require a significant level of development.

Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (14.00 ha if unconstrained)
Site capacity	420 dwellings
Density	30 dph

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?	No
Site ownership status?	Site promoted by multiple landowners.
Legal constraints?	No known constraints
Is there market interest in the site?	The site has not been marketed, but there is thought to be interest in the site.
When would the	The site is available immediately.

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

Tier 3 Conclusion:	--- No potential suitability, serious availability concerns, serious achievability concerns
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Site Assessment Conclusion

Site with no development potential.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Melbourn
Site name / address	Land to the east of New Road, Melbourn
Category of site:	(d) A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential development for between 450 and 650 dwellings on the northern part of the site. The remainder of the site will be used to create a buffer and boundary to the edge of the settlement or to potentially provide open space and play space facilities.
Site area (hectares)	26.02ha
Site Number	320
Site description & context	A very large arable field on the south side of the village. Bounded by residential to the north and partly to the west, and arable fields to the south and east. The orchard and farm building complex of East Farm would form the north eastern part of an essentially square site if were part of the site. The East Farm site was submitted as a Strategic Housing Land Availability Assessment Site in 2011 (number 176), and rejected on landscape grounds because of it would have appeared as a promontory of urban development into the open countryside. This reason would cease to apply if the northern part of this site were to be found to have development potential.
Current or last use of the site	Arable fields
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Issues and Options Consultation 2012

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"> None
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Bronze Age barrows are known to the south and prehistoric activity has been identified by previous archaeological works in the vicinity. We would recommend evaluation prior to the determination of any planning application.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - Site is within the Chalklands area. 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 of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2
Physical considerations?	<ul style="list-style-type: none"> None
Townscape and landscape impact?	The South Cambridgeshire Village Capacity Study (1998) refers to Melbourn as set on land gently sloping down from the chalk hills of Royston to the south of the village, northwards to the valley of the River Cam or Rhee. The River Mel runs north-west of the village, separating it from Meldreth.

	<p>The wider setting is one of large arable fields with few hedgerows especially to the south and east, with enclosed riverside pasture to the north and parkland to the immediate west. Melbourn provides a well-wooded enclosed edge to all of the separate approaches even from the south where some views are expansive from elevated viewpoints from the ridgelines. Most of the village is located between the 20m to 25m contour with some development extending between the 25-30m contours to the south where the land rises to a south-west to north-east ridge. The high point at around the 40m contour can be found on New Road which runs to the south towards Royston.</p> <p>Development of this site would have an adverse effect on the landscape setting of Melbourn through the development of an open arable field on gently rising land. The impact would be major if the whole site were to be developed with the development likely to be visible from a wide area to the north of the village and possibly from the south seen as rooflines rising above the ridge. If development were to be restricted to the lowest part of the site adjoining the existing village (approximate area 9ha) the impact would be much reduced. This would take in the land north of a line drawn between the southernmost house at Victoria Way on New Road and the south western corner of East Farm; but provided that the southern edge of the development were to form a substantial soft green edge such as could be obtained by a tree belt or similar feature</p> <p>In which case the orchard and farm buildings at East Farm could also be included in the site without any additional harm to the landscape setting of Melbourn.</p>
Can any issues be mitigated?	In Part.

Infrastructure	
Highways access?	The site can be accessed with some mitigation measures. If the site were to be found acceptable on other grounds, it would be sensible to also include the SHLAA site at East Farm which would also allow a junction located on to Hinkins Close which would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on

	<p>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 a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas - Melbourn has a mains gas supply • Mains sewerage - There is sufficient capacity at the 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 this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Melbourn has one primary school with a PAN of 45 and school capacity 315, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 26 surplus primary places in Melbourn taking account of planned development in Melbourn, and a surplus of 97 secondary school places taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
Any other issues?	None.
Can issues be mitigated?	In Part

Tier 2 Conclusion:	- Adverse impacts capable of partial mitigation
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Tier 3: Site Specific Factors

Capacity	
Developable area	6.75ha
Site capacity	Around 200 dwellings
Density	30 dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> • The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Yes
Legal constraints?	None known
Is there market interest in the site?	The site has received interest from house builders.
When would the site be available for development?	<ul style="list-style-type: none"> The site is not available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site in 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p><u>Viability Category 1 Most viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite</p>

	<p>facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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<p>Tier 3 Conclusion:</p>	<p>+ Potentially suitable, available and achievable during the plan period</p>
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<p>Site Assessment Conclusion</p>	
<p>Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.</p>	

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Papworth Everard
Site name / address	Land at The Ridgeway, Papworth Everard
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Approximately 215 dwellings with associated open space, outdoor recreation, strategic landscaping, allotments and a community orchard.
Site area (hectares)	11.12 ha
Site Number	321
Site description & context	<p>The site is located on the north-eastern edge of Papworth Everard and adjoins open countryside to the north and east, Papworth Wood to the south, and existing residential development to the west.</p> <p>The site forms part of a large field bounded by drains and ditches, and intermittent trees and hedges.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	The site was proposed for residential development through the Local Development Framework (Objection Site 105, June 2006). The Council rejected the site as it is very visible within wide-open vistas and the landscaping fringe around existing development creates a very clear boundary to the existing built up area of Papworth. Development beyond the existing boundary would be onto higher more exposed land with a rural open character.
Source of site	Issues and Options Consultation 2012

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"> SSSI – the site is approximately 200 metres north of Papworth Wood, designated as a SSSI due to its importance as one of the oldest secondary woodlands in Cambridgeshire.
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site – ridge and furrow traces of medieval agriculture are visible in the area and may mask activity of earlier date. 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"> County Wildlife Site – the site is approximately 790 metres from the Elsworth / Hilton Road Side Verge CWS, designated as it supports populations of nationally scarce vascular plant species. Public Rights of Way – a public footpath that links Elsworth and Papworth runs through the site, and a separate public footpath runs from the south-west corner of the site either to the centre of the village or to Papworth Wood. Biodiversity features (claylands) - these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade – the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. Noise issues – no obvious noise related issues, therefore no objection in principle.

	<ul style="list-style-type: none"> • Topography issues – the site is located on a ridge and slopes down towards Rogues Lane.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Papworth Everard as lying on a north-facing slope within the western claylands and within a landscape of wide views over undulating arable land, which is considered a key attribute of the village. Papworth Wood is considered to be a distinctive landscape feature and provides a significant eastern edge to the village, creating a substantial buffer between the housing and hospital buildings and the arable fields. There are views to the village from the B1040 and Rogues Lane, across arable fields interspersed with small wooded areas. The village has a strong linear form with mature hedges and trees along Ermine Street and a clear historic core. Due to the linear character of the village the predominant street pattern is cul-de-sacs accessed of Ermine Street.</p> <p>The north-eastern edge of Papworth Everard is largely screened by a ridge that runs parallel to Rogues Lane and the new tree-belts planted to screen the new housing development at Old Pinewood Way (completed in 2002). The areas of the north-eastern village edge that are not screened by tree belts (e.g. Ridgeway) still include mature trees that provide a soft village edge.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of the area, as the site is located on a ridge and therefore any built development would be a prominent, harsh edge to the village in the wide views across the undulating arable fields. Development of the site would also change the strong linear character of the village.</p> <p>The promoter has indicated that a substantial tree buffer would be provided to screen the site from the surrounding countryside and their Landscape & Visual Impact Appraisal concludes that development at the site would not materially impact on the character of the adjoining area.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the landscape and townscape.

Infrastructure	
Highways access?	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>The site has access to The Ridgeway.</p> <p>The promoter has indicated that the main vehicular access would be</p>

	from The Ridgeway, and that a second emergency and pedestrian access would be on the corner of Wood Lane and The Ridgeway.
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement. • Mains water – the site falls within the Bourn Tower distribution zone, within which there is a minimum spare capacity of 240 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Bourn Tower distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Bourn Tower distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – some of Papworth Everard is already served by gas (although it is not provided by National Grid) and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Papworth Everard has one primary school with a PAN of 60 children and school capacity of 420 children, and lies within the catchment of Swavesey Village College with a PAN of 240 children and a school capacity of 1,200 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a small deficit of 19 primary school places taking account of planned development, and a deficit of 168 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Papworth Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However the development would have a direct impact on the

	A428 with potential capacity issues.
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Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 5.56 ha)
Site capacity	None (if unconstrained 167 dwellings)
Density	30 dph

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?	The site is owned by Davison & Sons (Great Barford) Ltd.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed but there is developer interest in potential development sites in Papworth Everard.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.

Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p><u>Viability Category 4 Least viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

Tier 3 Conclusion:	--- No potential suitability, serious availability concerns, serious achievability concerns.
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Site Assessment Conclusion	
Site with no development potential.	

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Waterbeach
Site name / address	Land north of Bannold Road, Waterbeach
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Comprehensively planned residential development which provides greater link between village and Barracks, encouraging two areas to feel like one community, without coalescence.
Site area (hectares)	4.01 ha.
Site Number	322
Site description & context	<p>The site is located to the north of Bannold Road on the north eastern edge of Waterbeach. The site is agricultural land, partly fronting Bannold Road, but mostly to the rear of linear residential development. Situated in an area of relatively open land between the edge of the village and the Barracks to the north.</p> <p>Note: the site adjoins SHLAA site 206 to the east, and encompasses a small part of SHLAA site 155 to the south.</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	The LP 1993 Inspector considered land north of Bannold Road and concluded: the land "is for the most part open and although it is not in the Green Belt or in my opinion of great scenic value, it does contribute towards the rural character of the village. I do not consider that there is any urgent physical, social or other need for the two parts of the village to be linked by development, and I can see no justification for allocating land in this locality contrary to the general

	planning policies which apply.” An application for residential development (C/0452/60/) was refused as the scale of development would be too large an extension to the village and would thereby change the character of the village.
Source of site	Issues and Options Consultation 2012

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 – a very small part of the site, on the eastern edge, is within the Minerals Safeguarding area for sand and gravel and a very small part of the site, on the northern edge, is within a Waste Water Treatment Works Safeguarding Area.
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Archaeological investigations to the immediate west identified evidence for Roman activity. County Archaeologists would require archaeological works to be secured by condition of planning permission. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – a group of protected trees are located 105m to the south west. Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl may be found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated

	<p>into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – a very small part of the site is Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam.</p> <p>The site is characterised as enclosed farmland. There is a well defined edge along Bannold Road, with views north across flat rough grassland to housing along Kirby Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Waterbeach. The site is located in a relatively open area separating the village from the Barracks to the north. It is in agricultural use. Bannold Road has sporadic development along the northern side and this, together with the open land, creates a rural character and the appearance of the countryside entering the village. If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks.</p>
Can any issues be mitigated?	<p>In part. Townscape and landscape impacts but with careful design and a smaller scale of development it should be possible to mitigate impacts to ensure retention of the rural separation between the village and barracks. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

Infrastructure

<p>Highways access?</p>	<p>Regarding sites in the Milton / Waterbeach the Highways Agency comment that on the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>A junction located on to Bannold Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains • Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water 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 this will be funded by the developer.
<p>Drainage measures?</p>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<p>School capacity?</p>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and</p>

	<p>City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Waterbeach which has potential for expansion.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and health.

Tier 2 Conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation
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Tier 3: Site Specific Factors

Capacity	
Developable area	3.01 ha. (Approximately 0.48 ha. overlaps with land consulted on in the Issues and Options 1 consultation as site option 50, capacity approximately 15 dwellings).
Site capacity	90 dwellings (includes the 15 dwellings capacity on the overlap)
Density	30 dph

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	Yes

When would the site be available for development?	Immediate
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Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	No issues identified
Economic viability?	<p><u>Viability Category 4 Least viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

	0 Potentially suitable, available during plan period, partly achievable during the plan period
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Site Assessment Conclusion

Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Willingham
Site name / address	Land north of Rook Grove, Willingham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential development of approximately 70 dwellings.
Site area (hectares)	2.08 ha.
Site Number	323
Site description & context	<p>The site is located to the north of Rook Grove and west Bourneys Manor Close on the north western side of Willingham. Residential development lies to the south and east of the southern part of the site. The remainder of the site juts out into open countryside and a recreation ground lies to the north. The site comprises an arable field enclosed on all sides by mature hedge.</p> <p>Note: site adjoins SHLAA Site 157 to the east.</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	None
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.

<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<ul style="list-style-type: none"> • Flood Zone – virtually the whole site is within Flood Zones 2 and 3. • Minerals and Waste LDF designations – the whole site is within the Minerals Safeguarding area for sand and gravel.
<p>Tier 1 conclusion:</p>	<p>--- Significant adverse impacts which cannot be effectively mitigated</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Conservation Area - the site lies approximately 165m to the west of the Willingham Conservation Area. • Listed Buildings - 4 Grade II Listed Buildings lie within the Conservation Area, fronting on to High Street. The closest is over 215m to the east. Further Listed Buildings lie within development, approximately 125m to the south west. • Non-statutory archaeological site - Finds of post medieval date are known in the vicinity and earthworks to the east may relate to the medieval development of the village. We would recommend evaluation prior to the determination of any planning application. <p>With careful design it should be possible to mitigate any impact on the historic environment with a smaller scale of development.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – a footpath runs along the northern boundary of the site. • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on</p>

	the natural environment.
Physical considerations?	<ul style="list-style-type: none"> Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is adjacent to an area characterised as small enclosed fields, paddocks and orchards, set within an area of largely linear development.</p> <p>The High Street extends south from Church Street into Station Road, and this area also contains some Listed Buildings and other frontage development, continuing the rural feel with in the village, with some glimpses westwards to the fields beyond.</p> <p>The site is in an area characterised as small fields, mature hedgerows, and a rural edge. There are views of the church spire across the site from Over Road. It is in an area that identified to protect the rural setting of the western edge of the historic core.</p> <p>Willingham's historic development can still be traced in its street patterns and buildings, with older cores around the church, the lanes to the south of the green and in High Street. The generous spacing between the buildings is not the only factor that brings a rural sense to Willingham. The clear views out of it across fields, paddocks and pastures enhance its rural character.</p> <p>Watercourses twist around and through the area, fed by the fens. There are extensive views into the fens from the edge of the Conservation Area at the junction between George Street and West Fen Road next to the Willingham Lode. The lack of substantial groups of trees, except along the boundaries of watercourses, at the church and the green, and along the roads approaching the settlement, allows for long views within the village streetscene.</p> <p>The Landscape Character Area, and the openness and high quality of the land surrounding the Conservation Area, mean that development</p>

	<p>has been deemed inappropriate beyond the identified village framework.</p> <p>Development of the whole of this site, beyond Bourneys Manor Close, would have a significant adverse effect on the landscape and townscape setting of Willingham. Development would extend the built area of the village outwards into land that is open and rural in character. This would have an adverse effect on the setting of the Conservation Area and wider setting of Listed Buildings. It may be possible to accommodate a much smaller development on part of the site.</p>
Can any issues be mitigated?	<p>In Part. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. It may be possible to mitigate the impacts of a smaller development, extending no further than Bourneys Manor Close. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area the Highways Agency comment that this group is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>Rock Grove cannot provide a suitable access for further development as no suitable visibility splays to Over Road can be achieved.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the Over Tower Distribution Zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is sufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the WwTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this

	will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The doctors practice in Willingham has physical capacity to grow.
Any other issues?	
Can issues be mitigated?	<p>Upgrades to local infrastructure, including utilities (mains water and sewerage) and school capacity.</p> <p>No safe access to the site achievable.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>

Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.85 ha. if unconstrained)
Site capacity	25 dwellings
Density	30 dph

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	Yes

single ownership?	
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	Site has not been marketed but if an allocation is given for the development of the site then the owner is happy to sell to a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site in 2016-21
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	No
Economic viability?	<p><u>Viability Category 4 Least viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p>

	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.
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	--- No potential suitability, serious availability concerns, serious achievability concerns
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Site Assessment Conclusion

Site with no development potential.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Bassingbourn
Site name / address	Land north of High Street
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential development with village hall, public car park, and relocated Spar shop with parking and turning space for lorries.
Site area (hectares)	3.89 ha
Site Number	324
Site description & context	<p>The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the north, west and south. The site borders agricultural fields to the east. A track runs through the centre of the site in an east-west direction. The site is two agricultural fields bordered by mature trees and hedges. The site also includes two densely wooded areas.</p> <p>The southern half of the site is also included as part of site 059.</p>
Current or last use of the site	The site consists of agricultural land and densely wooded areas. The promoter describes the northern half of the site as waste ground.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The southern half of the site was proposed for residential development through the Local Development Framework (Objection Site 11, June 2006). The Council rejected the site as its development:</p> <ul style="list-style-type: none"> • would be contrary to the requirements of PPS 25 due to its location within high and medium risk flood zones; • would have a detrimental impact on the character of the Conservation Area and settings of the listed buildings at Manor Farm; and • would have a significant impact on the distinctly rural character of this area of the village. <p>The northern half of the site was proposed for public open space (in</p>

	<p>association with residential development to the east) through the Local Development Framework (Objection Site 14, June 2007). The Council rejected this site for public open space as this use would change the character of the area (a natural link between the village and the open countryside) and potentially be detrimental to the Conservation Area. In conclusion, it was considered that the benefit of providing additional open space did not outweigh the harm of creating an unsustainable scale of development on a prominent site on the edge of the village.</p> <p>The Inspector examining the Local Plan 2004 concluded that this site (and additional land to the east) has an intimate and attractive character which is a valuable feature of the immediate rural surroundings of Bassingbourn and makes a strong contribution to the Conservation Area.</p> <p>The site was included as an allocation for residential development in the Deposit Local Plan 1989. The Inspector examining the Local Plan 1993 concluded that it is essential that growth should not be permitted in Limited Rural Growth Settlements to such an extent that they would not be distinguishable from Rural Growth Settlements, and therefore recommended that the allocation for residential development including this site be omitted from the Local Plan. The Inspector noted that the allocation is very close to the church, that there are possible archaeological constraints within the site, and that satisfactory access could only be obtained through an adjacent allocation (that he also recommended should be omitted from the Local Plan) and across the corner of a nearby field. The Council accepted the Inspectors recommendation.</p> <p>S/0854/78 (residential development) – the planning application was dismissed on appeal in August 1979. The Inspector concluded that in principle residential development of this site would constitute an acceptable rounding off of development in this part of the village due to its situation close to the village centre and already being bounded on three sides by residential development. However the appeal was dismissed as the Inspector concluded that due to the Bassingbourn sewage treatment works and pumping station already being overloaded, the appeal proposal must be regarded as premature as although extensions to both are proposed there is uncertainty over the timescales for their completion. The Secretary of State reviewing the appeal concluded that the proposed development would constitute a significant and undesirable physical intrusion into the open countryside to the north-east of the village.</p>
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.

<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<ul style="list-style-type: none"> • Flood Zone – the site includes small areas of Flood Zones 2, 3a and 3b along the eastern boundary, part of the southern boundary and also running east-west across the centre of the site. • Listed Buildings – the site is approximately 90 metres east of the Grade I listed Church of St Peter and St Paul (North End), approximately 50 metres east of the Grade II listed Church Farm House (North End), approximately 90 metres east of the grade II listed Park Cottage and adjoining barn (28 North End), approximately 110 metres north of the grade II listed Fern Cottage (26 North End), approximately 80 metres east of the Grade II listed Manor Farm house, barn, garden house, and stables (North End), approximately 125 metres north east of the Grade II listed Turnstile Cottage (North End), approximately 70 metres north east of the Grade II listed 17 & 19 High Street, and approximately 65 metres north of the Grade II listed dwellings and attached bakery and granary at 35 & 37 High Street.
<p>Tier 1 conclusion:</p>	<p>- Adverse impacts capable of partial mitigation.</p>

Tier 2: Significant Local Considerations

<p style="text-align: center;">Designations and Constraints</p>	
<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Conservation Area – the site is within the Conservation Area. • Listed Buildings – the site is approximately 90 metres east of the Grade I listed Church of St Peter and St Paul (North End), approximately 50 metres east of the Grade II listed Church Farm House (North End), approximately 90 metres east of the grade II listed Park Cottage and adjoining barn (28 North End), approximately 110 metres north of the grade II listed Fern Cottage (26 North End), approximately 80 metres east of the Grade II listed Manor Farm house, barn, garden house, and stables (North End), approximately 125 metres north east of the Grade II listed Turnstile Cottage (North End), approximately 70 metres north east of the Grade II listed 17 & 19 High Street, and approximately 65 metres north of the Grade II listed dwellings and attached bakery and granary at 35 & 37 High Street. • Non-statutory archaeological site - located in the historic village core to the immediate east of the medieval parish church. The western boundary is formed by the line of a probable medieval moat and there is evidence of a post medieval ice house in the area. Recommend evaluation prior to the determination of any planning application.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – the site includes a protected horse chestnut tree. • Public Rights of Way – a public footpath runs along the eastern boundary of the site and through the centre of the site providing a link to the High Street and North End.

	<ul style="list-style-type: none"> • 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 linnets, 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 of high grade – the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – historic maps indicate some infilled land, therefore investigation will be required. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. The eastern edge of the village is characterised by trees, hedgerows, woodland and small enclosed fields that provide separation between the housing and open arable fields and also provide a rural setting for the church and historic core. The Study also identifies the low density open character of the village and the inclusion of open spaces within the village as key attributes that would be threatened by further development within the village.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural and green setting for the listed buildings, conservation area and historic core of the village, and would also change the rural character of this wooded and enclosed area of the village. The proposed development would be contrary to the pattern of single depth development in the historic core of this part of village.</p>
Can any issues be mitigated?	<p>No – it is not possible to mitigate the impact on the townscape and landscape, and the settings of the listed buildings and the Conservation Area.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area, the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The promoter has indicated that the primary access to the site will be created by demolishing the existing Spar shop and the barn/garage at 37 High Street. Secondary access will also be provided via Church Close and Park Close.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the

	<p>secondary school catchment area.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.90 ha if unconstrained, excluding land that is densely wooded)
Site capacity	None (57 dwellings if unconstrained)
Density	30 dph

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?	No.
Site ownership status?	The site has multiple landowners.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	It is not known whether there is market interest in the site.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	It is likely that the first dwellings could be completed on site in 2011-16 or 2016-21.
Are there any market factors that would significantly affect deliverability?	The promoter has not identified any market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has not identified any cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p><u>Viability Category 1 Most viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Tier 3 Conclusion:	--- No potential suitability, serious availability concerns, serious achievability concerns.
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Site Assessment Conclusion	
Site with no development potential.	

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Comberton (in Toft Parish)
Site name / address	Land at Bennell Farm, West Street, Comberton
Category of site:	(d) A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential development for around 90 dwellings
Site area (hectares)	6.27ha
Site Number	326
Site description & context	The site comprises a grassed field with trees, surrounded by robust hedges with trees. A number of vehicular access points exist to West Street. A surfaced road runs across the site giving access to Bennell Court just to the north of the site), where a series of farm buildings have been converted to a variety of employment uses primarily of an office nature. Comberton Village College is located to the south of West Street.
Current or last use of the site	Agricultural, field used for grazing
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	1995 – Permission granted for change of use of farm offices to B1, B2 and B8 use and conversion of part of farm buildings to farm offices.
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	The site is within the Green Belt.

	<p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development of the site would have an adverse impact on Green Belt purposes and functions. It would reduce the separation between Toft and Comberton, and expand the scale of Comberton which would have some limited impact on the character of the village. It would also have a small impact on the rural character of the landscape.</p>
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"> • None
Tier 1 conclusion:	- Adverse impacts capable of partial mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Approximately 180m from the Conservation Area and separated from it by modern suburban housing. The impact on the setting of the Conservation Area is likely to be small, provided the existing mature boundary landscaping around the site is retained. • Listed Buildings – 57 West Street lies approximately 190m to the east, listed Grade II and separated from it by modern suburban housing. The impact on the setting of the Listed Building is likely to be small, provided the existing mature boundary landscaping around the site is retained. • Non-statutory archaeological site - Cropmarks to the north indicate the location of enclosures of probable late prehistoric or Roman date. We would recommend evaluation prior to the determination of any planning application.
Environmental and wildlife designations and	<ul style="list-style-type: none"> • Biodiversity features - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits

considerations?	<p>diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2
Physical considerations?	<ul style="list-style-type: none"> None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>The site is surrounded by mature boundary landscaping comprising hedgerows and trees which effectively hide it from view. From the west these features are viewed across arable fields on both sides of the road as a soft green line. After this line is past, views of Comberton Village College to the south can be seen which mark the entrance to the village. Development of this site if carefully designed with development set back from the road would have little impact on the landscape setting of the village. The townscape impact would also be minimal if the site were to be developed at a low density to merge into this part of the village which is characterised by low density housing with large gardens, with mature hedges and trees.</p> <p>Development in this location would not impinge upon the linear nature of development in the most historic parts of the village.</p>
Can any issues be mitigated?	Yes

Infrastructure	
Highways access?	The site can be accessed with some mitigation measures. Two existing access points to West Street.
Utility services?	<ul style="list-style-type: none"> Electricity - No significant impact on existing network Mains water - The site falls within the CWC Eversden Reservoir

	<p>distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield 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 this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand.</p> <p>The Appletrees Dental Practice, 3 West Street, Comberton</p>
Any other issues?	None
Can issues be mitigated?	In Part
Tier 2 Conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 3: Site Specific Factors

Capacity

Developable area	4.7ha
Site capacity	Submitted proposal is for 90 dwellings at a density of 22.5dph. Site capacity at 30 dph would be 141 dwellings. A low density of development would be appropriate on this site with a dwelling capacity to be between 90 and 141 dwellings. A mid-point capacity of 115 dwellings is assumed for the purposes of this assessment.
Density	30dph

Potential Suitability

Conclusion	<ul style="list-style-type: none"> The site is potentially capable of providing residential development taking account of site factors and constraints.
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Availability

Is the land in single ownership?	Yes
Site ownership status?	Yes
Legal constraints?	None known
Is there market interest in the site?	The site is being promoted by Hill Residential
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability

Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site in 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would	None known

significantly affect deliverability?	
Could issues identified be overcome?	No issues identified
Economic viability?	<p><u>Viability Category 1 Most viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Tier 3 Conclusion:	+++ Potentially suitable with good availability and achievability
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Site Assessment Conclusion
Site with development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Milton
Site name / address	Land west of A10, Milton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Housing or mixed use development.
Site area (hectares)	9.54 ha
Site Number	327
Site description & context	<p>The site is located to the west of Milton, and adjoins the A10 to the east, the Milton Park & Ride site to the north, and Milton Landfill site and Household Waste Recycling Centre to the west and south.</p> <p>The site is an agricultural field with drains running along the northern, eastern and southern boundaries. To the west of the site is a belt of trees that screens the site from the Household Waste Recycling Centre. There are intermittent trees and hedges along the eastern and southern boundaries, and a row of trees / hedges run north-south through the centre of the site.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	The site was proposed for a sports village with football centre of excellence through the Local Development Framework (Objection Site 90, June 2006). The Inspector considering the Site Specific Proposals DPD concluded that "a sport village and community stadium, near Milton, would be inappropriate because the site is a substantial open area outside any settlement and is located in the Green Belt. The need for, and benefits of, development do not amount to the exceptional circumstances necessary to justify the removal of the land from the Green Belt. An allocation within the Green Belt would lead to development of a scale inappropriate in the

	<p>Green Belt.</p> <p>S/1251/76 & S/1252/76 (petrol filling station, showroom and workshop) – planning permission was refused in November 1976 on the grounds that the development would create further visual intrusion into the countryside and Green Belt, that is already being affected by the northern and Milton by-pass.</p>
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; and • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The Landscape Design Associates Green Belt Study (2002) describes the outer rural areas of the Green Belt as areas of landscape from which distinct views of the city are scarce or absent and outlines that the function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape (page 62). It also concludes that the outer rural areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting and therefore they may also have the potential to accommodate change and development that does not adversely affect the setting and special character of Cambridge (page 66). The study describes land north of Milton as being within the western Fen Edge landscape character area, where views to Cambridge are restricted by the low lying topography and the A14. Therefore the only key views to Cambridge are from the A14 (page 46).</p> <p>The site falls within an area where development would have a significant adverse impact on the Green Belt purposes and functions. The site is within the open countryside that separates Milton from Histon & Impington. Development in this location would result in considerable encroachment of built development into the open countryside to the west of the village and would result in built development in an area characterised by agricultural buildings and individual dwellings.</p>
Is the site	<ul style="list-style-type: none"> • Minerals and Waste LDF designations – the site is adjacent to

subject to any other considerations that have the potential to make the site unsuitable for development?	Milton Landfill and is within its Waste Consultation Area. Development within this consultation area must not prejudice existing waste management operations.
Tier 1 conclusion:	--- Significant adverse impacts which cannot be effectively mitigated.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – cropmarks in the area indicate an enclosure of probable late prehistoric or Roman date. Excavations in the vicinity have identified extensive evidence for settlement and agriculture of prehistoric and Roman date. Recommend evaluation prior to the determination of any planning application.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Protected Village Amenity Area – the western edge of Milton adjacent to the A10 is protected by a PVAA. • Biodiversity features (fenlands) – these landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the majority of the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – the site is adjacent to a known landfill site, therefore investigation will be required in advance of a planning application. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the site is to the east of the A14 and prevailing winds are from the south west, therefore traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any

	<p>future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. Some possible noise from adjoining commercial uses.</p> <ul style="list-style-type: none"> • Other environmental conditions (odour) – odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that this can be mitigated to provide an acceptable environment. It is recommended that an odour assessment in accordance with PPG 24 is undertaken. • Topography issues – the site is generally level, but the land rises to the south towards the A14 and within the Milton Landfill site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Milton as a Fen Edge village centred on a triangular green, parish church and Milton Hall with parkland designed by Repton. The Study describes Milton as being strongly contained to the west by the A10 and road corridor, beyond which open fen farmland dominates the landscape setting. This land is very flat with large open arable fields, long extensive views and very limited tree cover. Drainage ditches and distant views of poplar trees around settlements or farm buildings are particular distinctive features. The immediate landscape setting of the village when approached from the north is dominated by an enclosed area of paddocks and allotments. To the east, Milton Hall and the remnant parkland surrounding it, form a dense wooded local landscape for the village.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the open farmland to the west of the village and would result in built development in an area characterised by agricultural buildings and individual dwellings.</p>
Can any issues be mitigated?	<p>No - it is not possible to mitigate the impacts on the landscape and townscape, or to mitigate the impacts created by the adjacent landfill site and Household Waste Recycling Centre.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Milton / Waterbeach, the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially infill sites. On the whole, the infill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>The Highways Authority comment that the site can be accessed with some mitigation measures.</p>

	<p>The promoter has indicated that access points may be available from the A10 or the Park & Ride site (off Butt Lane) where there is an existing agricultural access.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on existing network. • Mains Water – the site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate this development. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No Flood Risk Assessment has been submitted.</p>
School capacity?	<p>Milton has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Milton taking account of planned development, and a deficit of 13 secondary places at Impington Village College taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	<p>The doctors practice in Milton has physical capacity to grow.</p>
Any other issues?	<p>N/A</p>
Can issues be mitigated?	<p>No – improvements and upgrades to schools and major utilities would mitigate the issues identified relating to utility services and school</p>

	capacity, however it would not be possible to mitigate the air quality, noise and odour issues identified due to the site's location adjacent to a landfill site.
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Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 7.16 ha)
Site capacity	None (if unconstrained 215 dwellings)
Density	30 dph

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?	The site is owned by the Ely Diocesan Board of Finance.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has been marketed and an option has been agreed with Church Manor.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.

Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p><u>Viability Category 1 Most viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Tier 3 Conclusion:	--- No potential suitability, serious availability concerns, serious achievability concerns.
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Site Assessment Conclusion	
Site with no development potential.	

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Great Chesterford (in South Cambridgeshire District)
Site name / address	Land adjacent to Whiteways, Ickleton Road, Great Chesterford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	60+ dwellings on this site, adjacent site in Uttlesford District Council additional 0.75ha put forward in UDC Draft Local Plan consultation.
Site area (hectares)	3.90 ha.
Site Number	330
Site description & context	The site is situated south of Ickleton Road on the western edge of Great Chesterford, on the district boundary. The site is located immediately to the east of the M11, at the point where the A11 joins, and west of the mainline railway line. To the south lies an isolated cluster of houses and additional land submitted for housing. The site comprises an agricultural field, largely surrounded by hedgerow, but open to the Ickleton Road frontage.
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	None relevant
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site	<ul style="list-style-type: none"> • Minerals and Waste LDF designations (Core Strategy

subject to any other considerations that have the potential to make the site unsuitable for development?	designations only) – a large part of the site is within the Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

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 immediate south of the Roman fort and town at Great Chesterford. A Roman road forms the southern boundary of the site and a Roman cemetery is known to the east. We would recommend evaluation prior to the determination of any planning application. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - Chalkland 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 of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2 <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Air quality issues – Adjoins M11/A11 and mainline railway Noise issues – Adjoins M11/A11 and mainline railway, subject to traffic and railway noise. Very high levels of ambient / diffuse traffic noise dominant the noise environment both during the day and night. Noise likely to influence the design / layout and number / density of residential premises. The impact of existing

	<p>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. The majority of the site is likely to be old PPG 24 NEC C / D (empty site) for night: PPG24 advice "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise" or planning permission should be refused. This site requires full noise and air quality assessments including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability.</p>
Townscape and landscape impact?	<p>This rural site is an agricultural field located in an isolated position between the M11, to the west, and mainline railway line, to the east. Both are raised on embankments, with some hedgerow planting.</p> <p>Although there is a very small cluster of low density residential properties to the south, the site does not relate well to Great Chesterford, separated from the built-up area by the mainline railway line on an embankment. In addition, the western edge of Great Chesterford is characterised by employment uses in a small business park, with the heart of Great Chesterford some way to the east.</p> <p>Development of this site would result in an isolated housing estate that does not relate well to the built-up area of Great Chesterford.</p>
Can any issues be mitigated?	No, the site is too isolated to be considered an extension to the built-up area of Great Chesterford.

Infrastructure	
Highways access?	The Highway Authority has concerns over this site as it is very close to the main trunk network and therefore has the potential to impact on the working of the network as a whole.
Utility services?	<ul style="list-style-type: none"> • Electricity • Mains water • Gas • Mains sewerage <p>Individual village sites can generally be accommodated by existing utility infrastructure, subject to developer contributions to any necessary network reinforcement and new infrastructure.</p>
Drainage measures?	No FRA provided.
School capacity?	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.
Health facilities	There are two doctors surgeries In Great Chesterford, one of which is

capacity?	not currently accepting new patients.
Any other issues?	The site across adjoining authority boundaries would demonstrate joint working and cooperation between authorities, as required under the new duty to co-operate.
Can issues be mitigated?	No

Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated
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Tier 3: Site Specific Factors

Capacity	
Developable area	2.93 ha.
Site capacity	117 dwellings
Density	40 dph

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?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest from a developer.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately. • The site could become available in 2011-16.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site in 2011-16. • Phasing – 10 dwellings 2011-16, 50+ dwellings 2016-21.
Are there any market factors that would	None known

significantly affect deliverability?	
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	Not known at this stage.
Economic viability?	<p><u>Viability Category 1 Most viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Tier 3 Conclusion:	--- No potential suitability, serious availability concerns, serious achievability concerns
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Site Assessment Conclusion
Site with no development potential.

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Factual Background	
Location	Melbourn
Site name / address	Orchard and land at East Farm, Melbourn
Category of site:	(d) A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential development, 60 dwellings
Site area (hectares)	2.83ha
Site Number	331 (SHLAA site 176)
Site description & context	A derelict orchard bounded by hedgerows on the south side of the village accessed from Hinkins Close. Bounded by residential to the north, and arable fields to the west, south and east. Adjoins site 320 to the west and south.
Current or last use of the site	Derelict orchard
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – No relevant history. Policy – 2002. Part of site proposed for residential development in the first review of the Local Plan. The Inspector rejected the proposal on the grounds that Melbourn has a clearly defined urban edge in this location and development would represent random extension of the built up area into the rural surroundings.
Source of site	Strategic Housing Land Availability Assessment call for sites 2011

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"> None
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Cropmarks to the east indicate that the site is located in a landscape of extensive prehistoric activity. 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"> Biodiversity features - Site is within the Chalklands area. 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 of high grade – Grade 2
Physical considerations?	<ul style="list-style-type: none"> Land contamination - Agricultural building on east side of site, requires assessment, can be conditioned.
Townscape and landscape impact?	The South Cambridgeshire Village Capacity Study (1998) refers to Melbourn as set on land gently sloping down from the chalk hills of Royston northwards to the valley of the River Cam or Rhee. The River Mel runs north-west of the village, separating it from Meldreth. The wider setting is one of large arable fields with few hedgerows especially to the south and east, with enclosed riverside pasture to the north and parkland to the immediate west. Melbourn provides a well-wooded enclosed edge to all of the separate approaches even

	<p>from the south where some views are expansive from elevated viewpoints from the ridgelines. Most of the village is located between the 20m to 25m contour with some development extending between the 25-30m contours to the south where the land rises to a south-west to north-east ridge. The high point at around the 40m contour can be found on New Road which runs to the south towards Royston.</p> <p>Development of this site would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. In appearance it would have the form of a promontory of development extending out into open countryside. The impact would be major if the site were to be developed by itself.</p> <p>If however the site were to be developed with site 320 the impact on the landscape setting would be much reduced as there would be no promontory of development, provided the southern boundary were to form a substantial soft green edge such as could be obtained by a tree belt.</p>
Can any issues be mitigated?	In Part

Infrastructure	
Highways access?	A junction located on to Hinkins Close would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains. • Gas - Melbourn has a mains gas supply • Mains sewerage - There is sufficient capacity at the 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 this will be funded by the developer.
Drainage measures?	No FRA provided.

School capacity?	<p>Melbourn has one primary school with a PAN of 45 and school capacity 315, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 26 surplus primary places in Melbourn taking account of planned development in Melbourn, and a surplus of 97 secondary school places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 60 dwellings could generate a need for early years places and a maximum of 21 primary school places and 15 secondary places.</p> <p>After allowing for surplus school places, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
Any other issues?	None.
Can issues be mitigated?	Yes

Tier 2 Conclusion:	- Adverse impacts capable of partial mitigation
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Tier 3: Site Specific Factors

Capacity	
Developable area	2.0 ha
Site capacity	60 dwellings
Density	30 dph net

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	No
Site ownership status?	Two family landowners, no known ownership constraints
Legal	None known

constraints?	
Is there market interest in the site?	The site has not been marketed, option agreement exists with a developer.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the call for sites questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p><u>Viability Category 1 Most viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Tier 3 Conclusion:	+ Potentially suitable, available and achievable during the plan period
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Site Assessment Conclusion
Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.