

APPENDIX 1

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

Location	Cottenham
Site name / address	Land at the junction of Long Drove and Beach Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	50 dwellings with public open space
Site area (hectares)	1.63 ha
Site Number	234
Site description & context	The site is located adjacent to residential properties in Calvin Close, on the eastern edge of Cottenham, bound by Beach Road to the south and Long Drove to the east. The site comprises pasture land surrounded by dense hedgerow.
Current or last use of the site	Pasture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>The site has previously been considered through the production of LP 2004, and the Inspector reported "I have found no need for further planned housing in Cottenham before at least 2006. If there were to be such a need in future the merits of this site would need to be considered alongside the comparative claims of other sites, in particular any available options for the re-use of brownfield land."</p> <p>There have been several attempts to gain planning permission for residential development of varying scales on part of the site, the latest application for 50 dwellings (S/2317/11) was refused as the scale of development was inappropriate for a Minor Rural Centre and would result in the encroachment of the built environment into the countryside and setting of Cambridge Green Belt, resulting in an adverse impact upon the visual quality of the countryside and adjacent Green Belt.</p> <p>S/1346/79/O – residential development on 2.56 acres, S/1954/79/O –</p>

	4 houses, and S/0389/81/O – residential development, have been refused for being contrary to the Structure Plan (which only permitted infill development), outside the Village Framework, and they were considered to progressively detract from open & rural appearance & character of area.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This pastoral site is located adjacent to residential properties in Calvin Close on the eastern edge of Cottenham with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Conservation Area – the site is approximately 90m from the Cottenham Conservation Area. Some adverse effect due to loss of significant screening to modern development on approach to Conservation Area. Non-statutory archaeological site - The site is located to the east of the historic village core. Archaeological investigations to the west have identified evidence for the Saxon and Medieval development of the village. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms part of the setting of Cottenham Conservation Area, but with careful design it should be possible to mitigate impact.</p>
Environmental	<ul style="list-style-type: none"> Tree Preservation Orders – there are a group of protected trees

<p>and wildlife designations and considerations?</p>	<p>adjacent to Beach Road on south west boundary.</p> <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 protected trees.</p>
<p>Physical considerations?</p>	<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
<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 adjoins a housing development that forms a fairly harsh edge to the north east. The south eastern side of Cottenham is characterised by flat pasture and semi-enclosed fields, beyond which the landscape opens up. The surrounding countryside is flat with long distance views, particularly from the north and east.</p> <p>The Cottenham Village Design Statement (2007) states: "The surrounding countryside, all of which is best and most versatile agricultural land, is flat and open with few farmsteads, trees or other landmarks. This creates long views within the parish and beyond. The pattern of the landscape is made by man: lodes, droves and field boundaries run in straight lines." It also recognises the importance of this area on the setting of Cottenham: "The pinnaced tower [of All Saints Church] acts as a focus around which the setting of the village revolves as one looks from Beach Road, Long Drove..." (page 4) and includes a guideline (page 6) to protect the area:</p> <p>L/7: Protect vistas that contribute to the character and attractiveness of Cottenham.</p>

	<ul style="list-style-type: none"> • The following vistas are designated as meriting special protection: <ul style="list-style-type: none"> ○ the approaches to the Parish Church from the north of Long Drove and Church Lane ○ the east flank of the village from the middle of Beach Road <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. Whilst the site is not in the Green Belt, the land forms an important part of the setting of this part of Cottenham. Previous planning applications (see Planning history) have been refused, as development in this location would progressively detract from open and rural appearance and character of area.</p>
Can any issues be mitigated?	With careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site.

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. 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 Beach Road but not Long Drove would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>Enhanced pedestrian access could be achieved by extending the pavement provision along the site frontage.</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

	<p>increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Cottenham 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?	<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>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>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?	<p>The proposer provides the following supporting information:</p> <p>The proposal can provide much needed homes within the South Cambridgeshire District in a location that is outside of the Green Belt and abuts a Minor Rural Centre. The site is very well related to Cottenham being contained on all four of its sides by existing formed boundaries. With the proper management and retention of the trees to the boundaries, along with a well designed scheme and additional sympathetic planting, a residential development of the land would</p>

	<p>appear appropriately in the context of Cottenham and not appear as an intrusive extension into the Countryside.</p> <p>Cottenham is a Minor Rural Centre with a number of local facilities and services. The provision of further homes will provide additional residents to help support these services. It is fully expected that the development will contribute in the form of planning obligations to the Cottenham area.</p>
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

Does the site warrant further assessment?	Yes
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Tier 3: Site Specific Factors

Capacity	
Developable area	1.10 ha.
Site capacity	33 dwellings
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?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings 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?	
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site 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>

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.