

Summary Assessment of the Call for Sites

The Strategic Housing Land Availability Assessment (SHLAA), Call for Sites in 2011 resulted in the submission of over 300 potential development sites. All the sites registered, were assessed for their suitability for housing. In assessing suitability, officers considered arrange of factors including:

- 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.
- The housing capacity of each site and the likelihood of its deliverability

Each site has also been subject to a sustainability assessment which included some matters not covered in the SHLAA such as accessibility and distance to key local services and facilities, accessibility to a range of employment opportunities and accessibility by walking, cycling and public transport.

To assist the plan making process, the outcome of both assessments have been brought together in a summary format to assist judgements to be made about the relative merits of sites and so help identify sites which could be proposed for allocation for development in the Local Plan. Reference can also be made to the full SHLAA and SA assessments. T

The entries in the summary assessment sometimes represent a judgement about a number of separate criteria from the SHLAA assessments and represent a balanced view of the overall performance of that site across a range of SHLAA criteria.

In the tables a traffic light system is used to record their impacts and significance.

Impact and significance	Overall summary of impacts and significance
+++	Significant beneficial impacts / potentially suitable with good availability and achievability
+	Minor beneficial impacts / potentially suitable, available and achievable during the plan period
0	Not applicable / no impacts / neutral impacts or impacts capable of full mitigation / potentially suitable, available and partly achievable during the plan period
-	Adverse impacts / impacts capable of partial mitigation / potentially suitable, availability concerns, achievability concerns
---	Significant adverse impacts which cannot be effectively mitigated / no potential suitability, serious availability concerns, serious achievability concerns

The dwelling numbers for sites of 100ha or above are taken from the Call for Sites Questionnaires with the exception of site 194 where no dwelling number was given in the Call for Sites Questionnaire. Dwelling numbers for the smaller sites at Waterbeach (site 231) are derived pro-rata from the full site area. This takes into account the widely variable gross to net ratios which exist for these large sites and makes an assumption that the proposers of such large sites have done some work to assess how the sites may be developed to best effect. The dwelling numbers on other smaller sites have been derived by multiplying the likely density of development in dwellings per hectare by the developable site area. They will be refined as the Local Plan progresses towards examination.

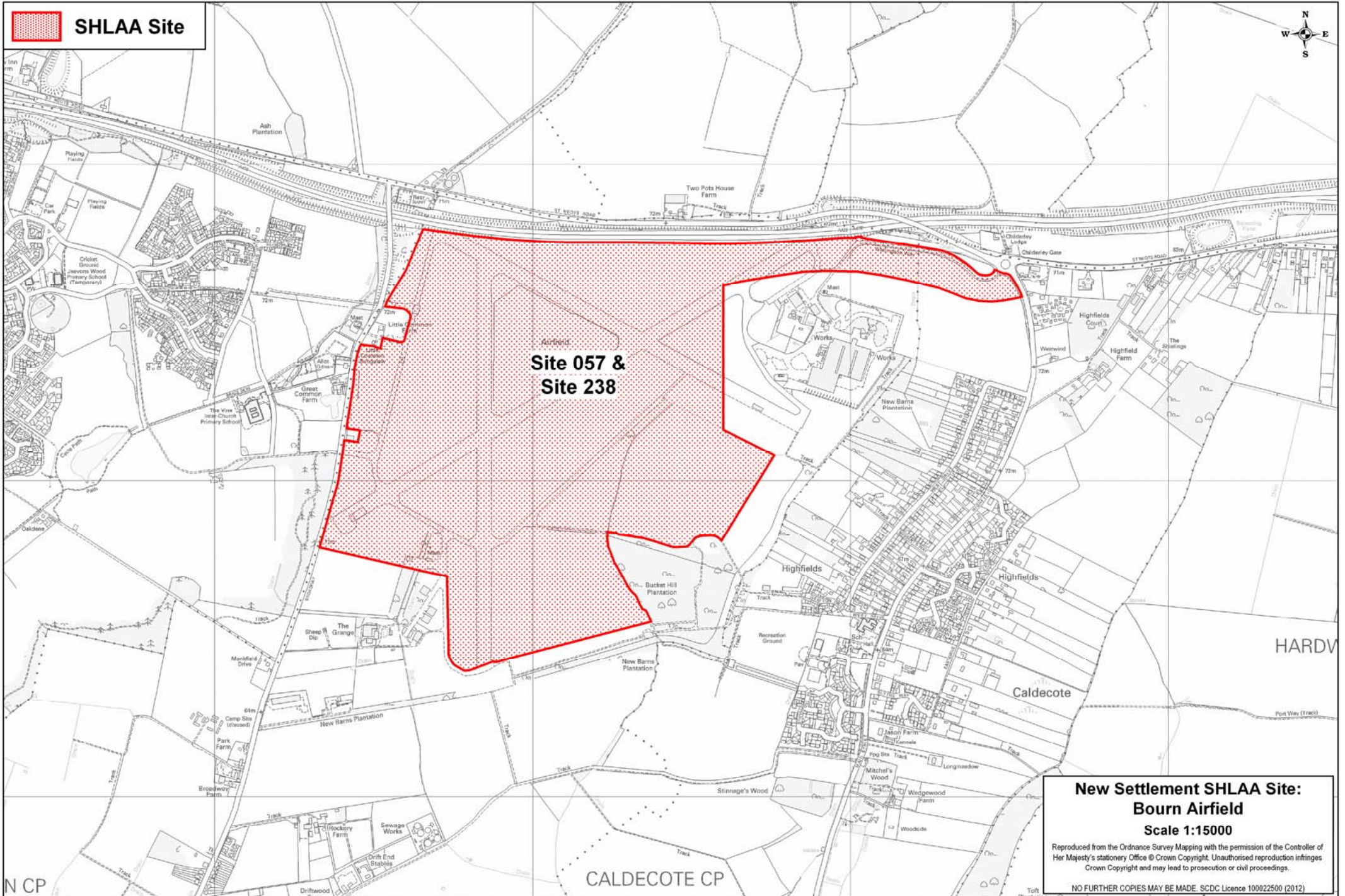
The assessment summary then provides officers overall judgement about the merits of each site in the row entitled Sustainable Development Potential. Again using a traffic light system to record the relative merits of each site as set out in the following table:

	More sustainable site with development potential (few constraints or adverse impacts).
	Less sustainable site with development potential (some constraints or adverse impacts).
	Least sustainable site with no significant development potential (significant constraints or adverse impacts).

Site Comments:

Site 057	Proposed new settlement to the east of Cambourne. Impact on setting of listed buildings adjoining site. Environmental Health have concerns of impact of noise from A428 and adjoining industrial units. Would need to have a landscape buffer around development to ensure that separation retained from Cambourne and Highfields.
Site 131	Adverse landscape and townscape impacts. Affected by noise from the M11. Part of site within outer consultation zone of a hazardous installation.
Site 135	New settlement south of the A11, mostly in East Cambridgeshire District. Significant concerns regarding landscape, highways, infrastructure provision, accessibility, availability, achievability and deliverability
Site 194	Farmland north of the A428. Significant concerns regarding landscape. Some possible issues with noise from adjoining commercial / industrial site, Motocross site and traffic noise from the A428 and A1198 that should be capable of mitigation. A high voltage overhead electricity line runs through the middle of the site so there are possible electromagnetic fields concerns (EMFs). Development would have a direct impact on A428 with potential capacity issues. Significant new infrastructure would be required.
Site 231	New settlement north of Cambridge. Concerns regarding impacts on landscape, heritage assets, highways, infrastructure provision, and accessibility
Site 238	Proposed expansion of Cambourne. Concerns at impact on setting of listed buildings adjoining site. Environmental Health have concerns of impact of noise from A428 and adjoining industrial units which could be mitigated. Would need to have a landscape buffer around development to ensure that separation retained from Upper Cambourne and Highfields.
Site 242	Site already allocated in the Site Specific Policies Plan. Some concerns regarding landscape impact and achievability.
Site 248	New settlement east of A1301 and west of A11. Significant heritage, landscape & townscape impacts (LB within, SAMs, LB & CAs around). CWS, SSSI & potentially protected biodiversity. Air quality & noise from traffic. Highways impact only manageable if development is self contained. Significant utility upgrades needed.
Site 251	The site wraps around Heathfield and part of the Imperial War Museum (IWM) complex. Duxford WWTW within site with 400m protection zone. Within Green Belt. Small part in Flood Zone 2. Significant impact on setting of IWM Conservation Area and numerous listed buildings. Noise and air quality concerns from Environmental Health due to proximity of M11 and A505 and adjoining industrial units. Scale of development would overwhelm Heathfield.
Site 261	The site is north of Barrington. Eastern part is former quarry with SSSI Barrington Pit. Minerals site safeguarded for chalk around quarry. Significant impact on setting of adjoining Conservation Areas and on prominent distinctive landscape - contrary to existing landscape character. Development would dominate all local villages.
Site 265	Farmland north of the A428. Significant concerns regarding landscape. Some possible issues with noise from adjoining commercial / industrial site, Motocross site and traffic noise from the A428 and A1198 that should be capable of mitigation. Development would have a direct impact on A428 with potential capacity issues. Significant new infrastructure would be required.
Site 273	Site already allocated in the Site Specific Policies Plan. Some concerns regarding landscape impact and achievability.
Site 274	Extension to Northstowe to NE. Most of southern part within FZ 2 & 3. Potential air quality, noise and land contamination - mainly related to traffic and Guided Busway, and possible malodour from sewage treatment works to west. Significant landscape & townscape impacts and poor relation to Northstowe across Guided Busway. Limited capacity on A14 and issues with B1050.
Site 275	Village extension to Westwick adjacent to Guided Busway. All within FZ 2 & 3. Significant heritage, landscape & townscape impacts. Potential land contamination and noise from Guided Busway - may not be able to mitigate and achieve good design (long narrow site). Limited capacity on A14.

 SHLAA Site



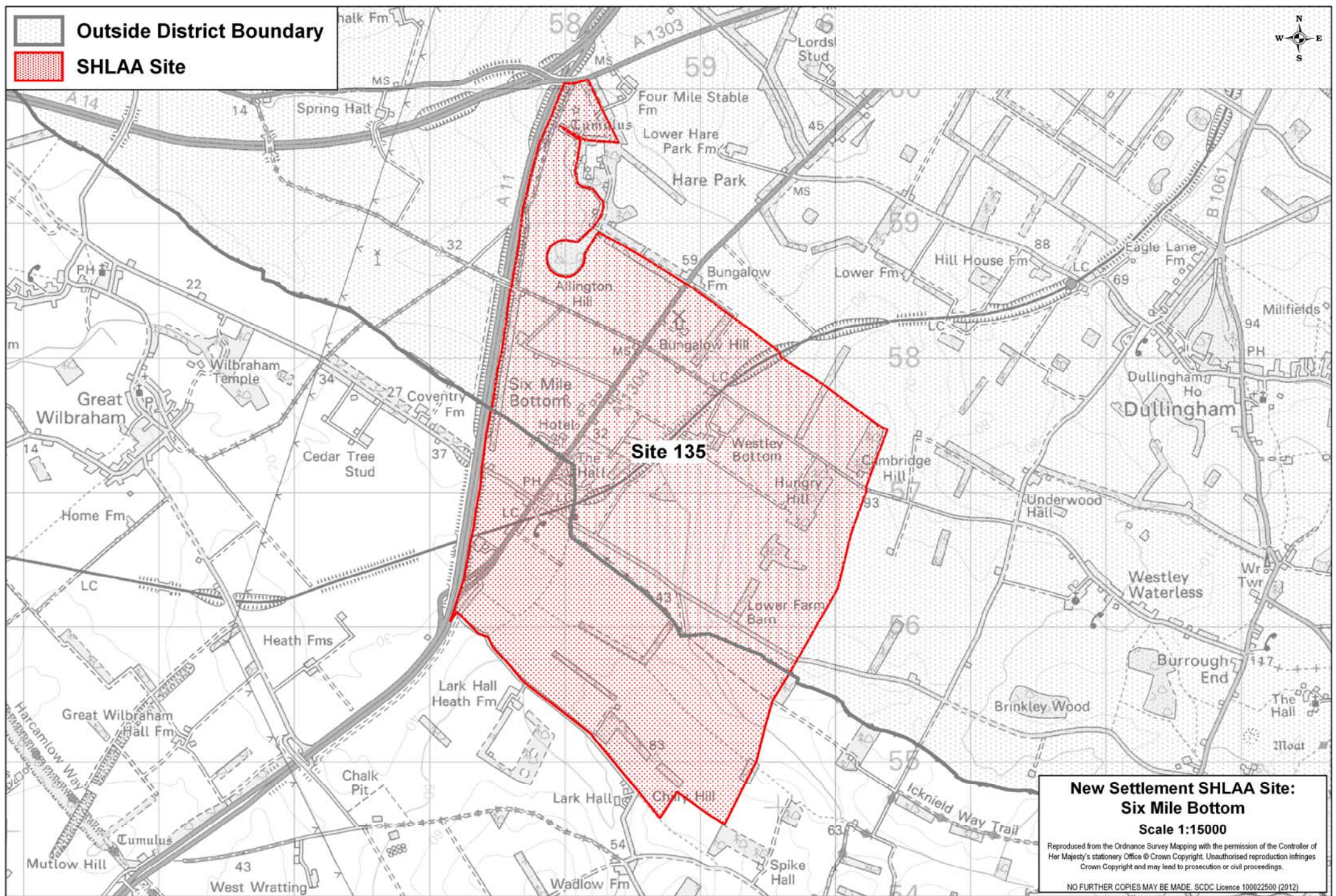
**New Settlement SHLAA Site:
Bourn Airfield**
Scale 1:15000
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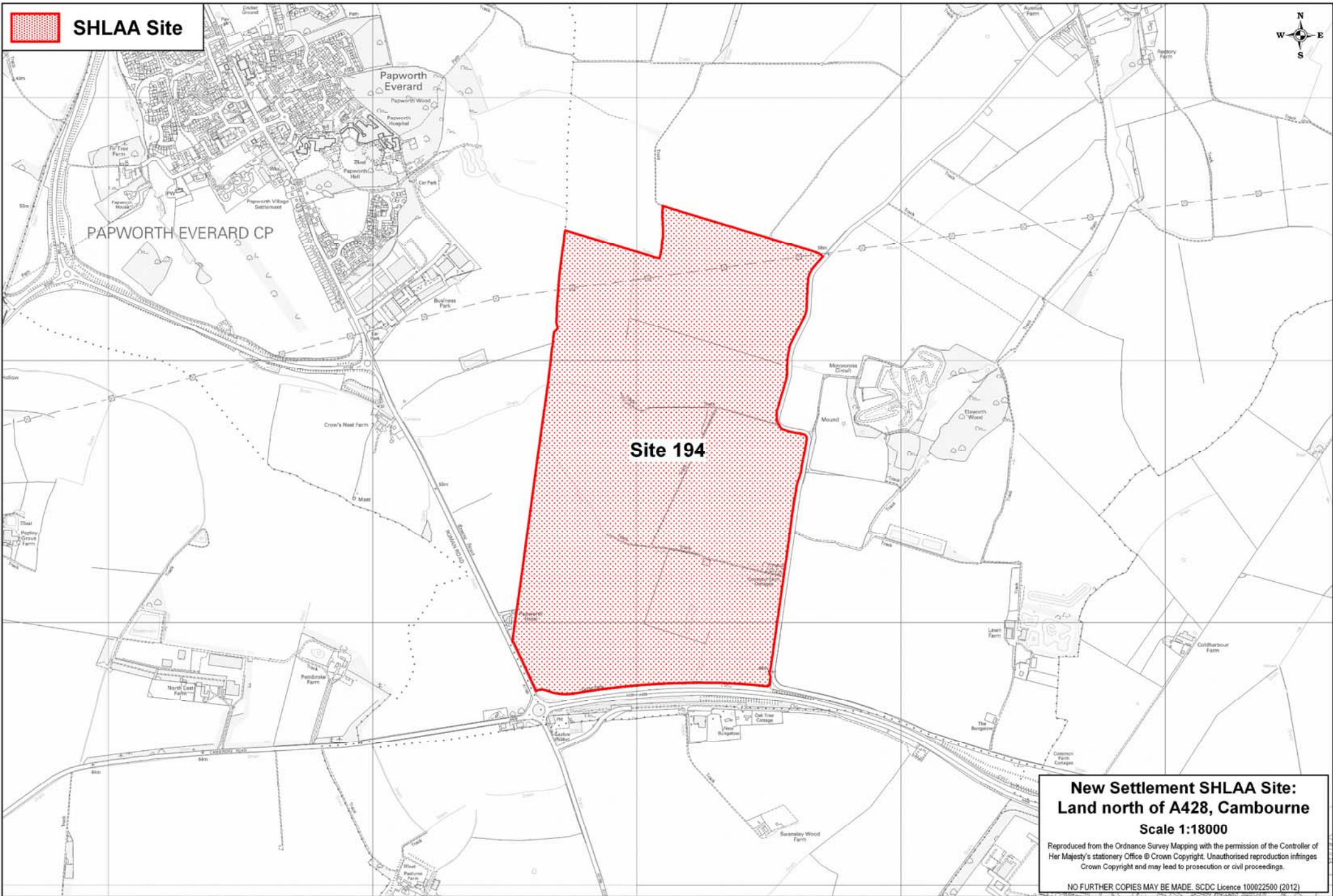
HARDV

Outside District Boundary
SHLAA Site



**New Settlement SHLAA Site:
 Six Mile Bottom**
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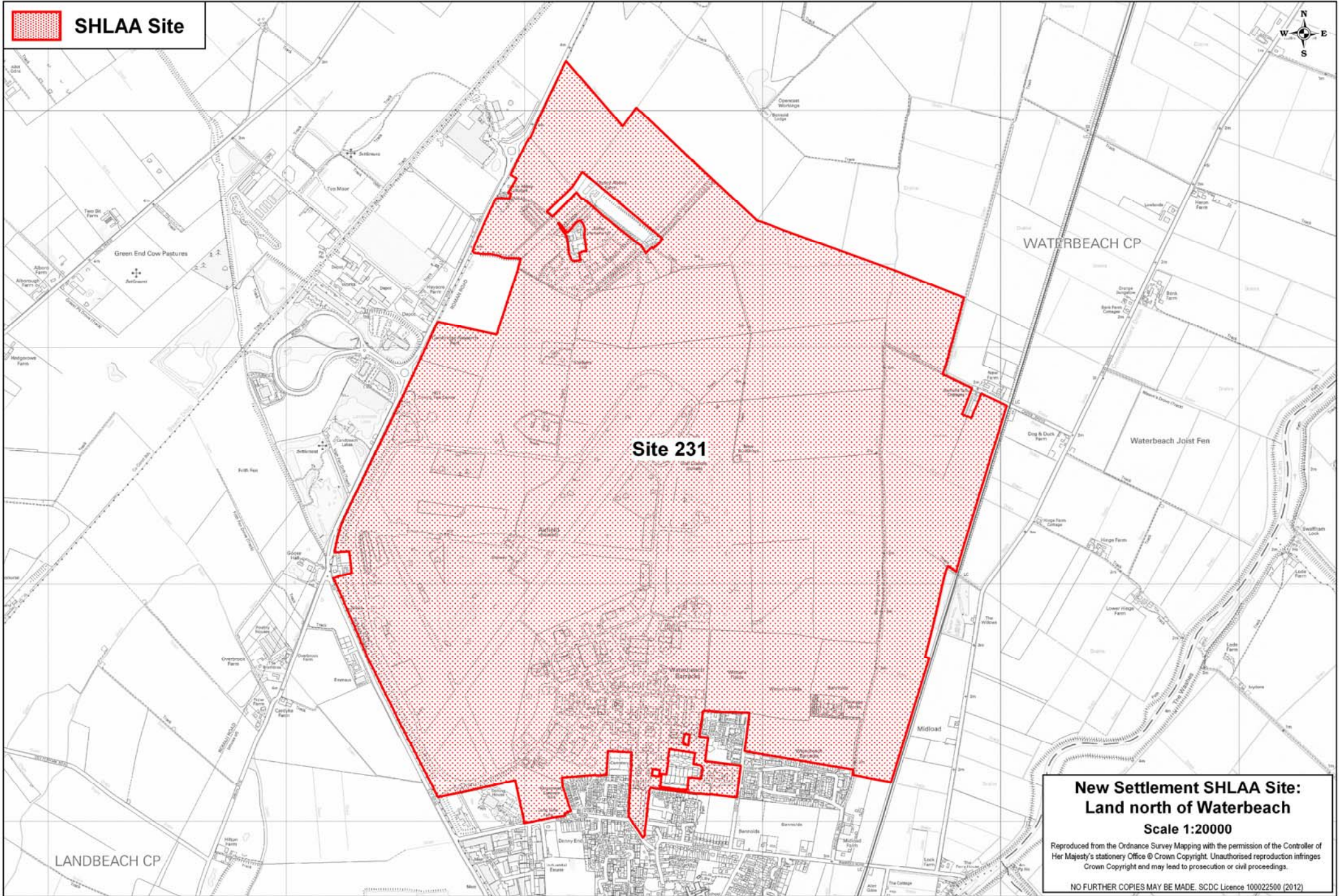
 SHLAA Site



Site 194

**New Settlement SHLAA Site:
Land north of A428, Cambourne**
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 SHLAA Site



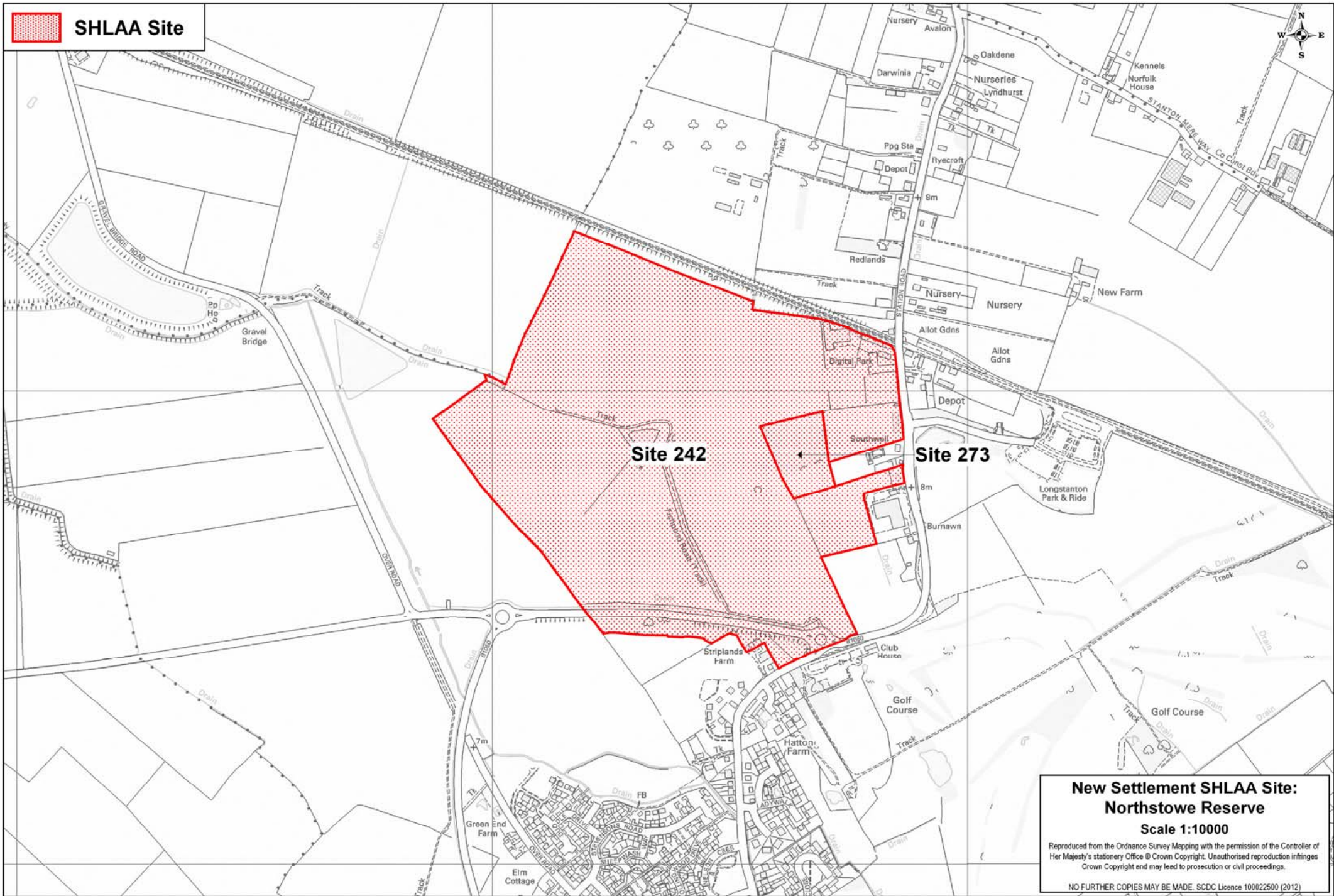
Site 231

**New Settlement SHLAA Site:
Land north of Waterbeach
Scale 1:20000**

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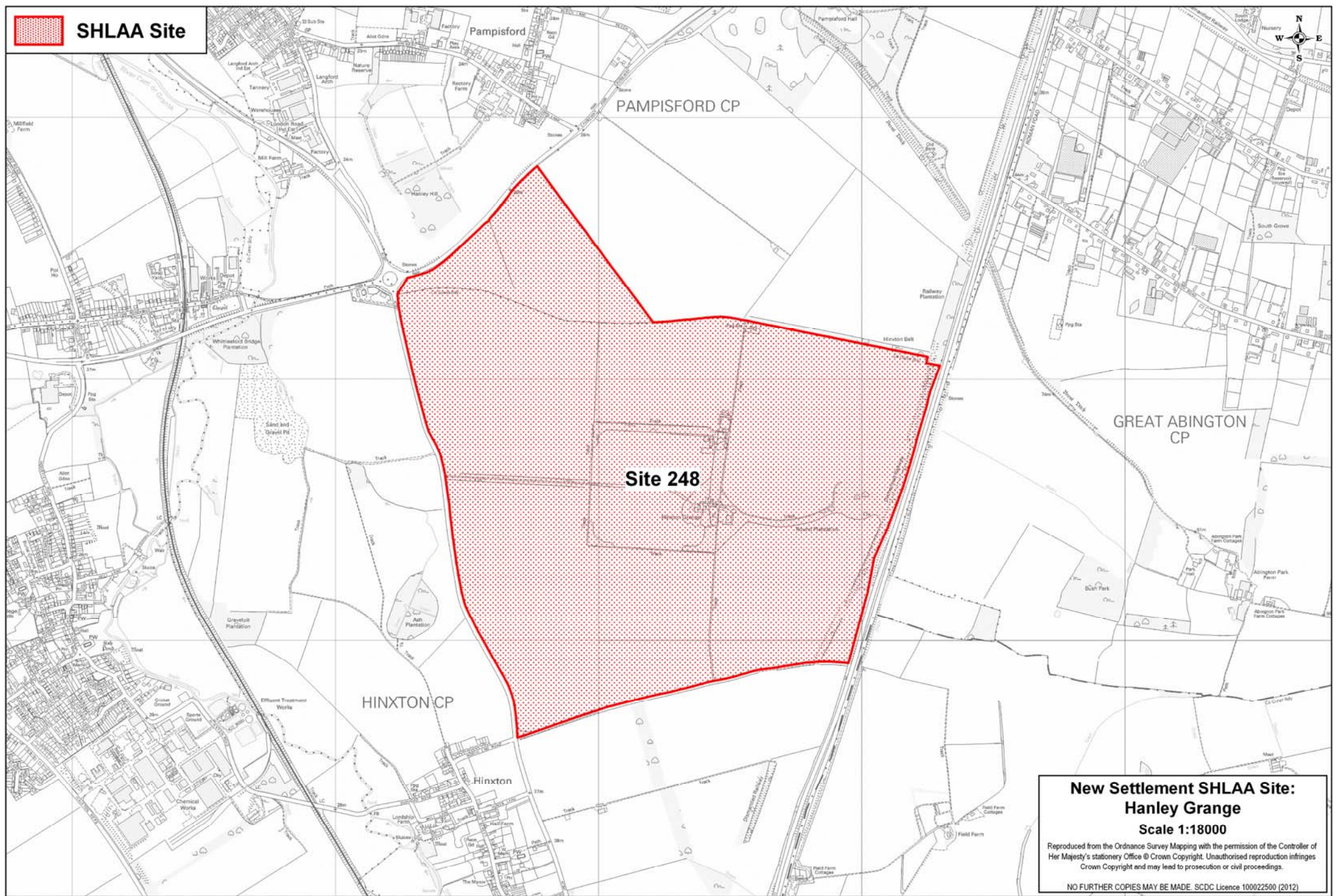
 **SHLAA Site**



**New Settlement SHLAA Site:
Northstowe Reserve
Scale 1:10000**
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SHLAA Site



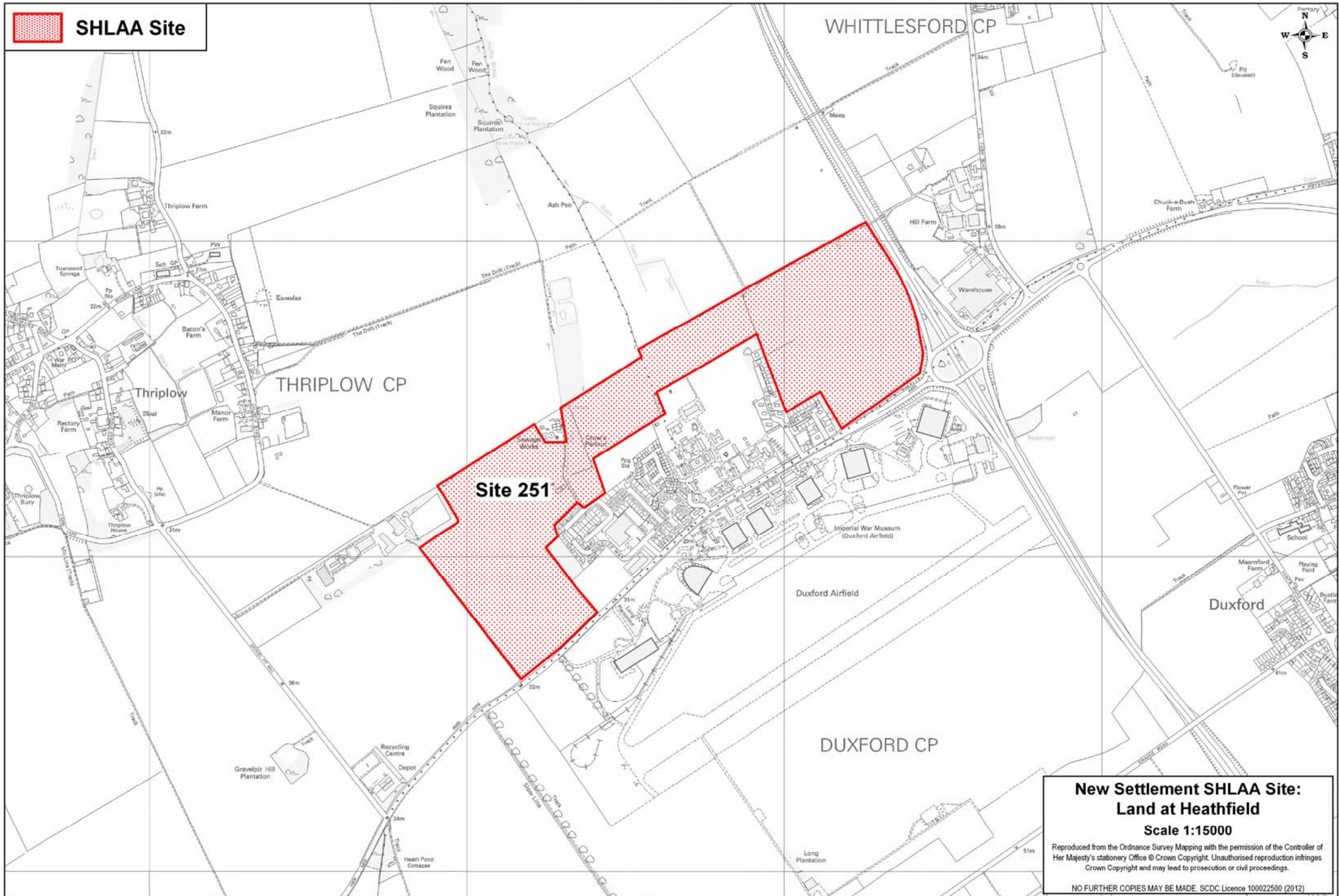
Site 248

**New Settlement SHLAA Site:
Hanley Grange**
Scale 1:18000

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 **SHLAA Site**



**New Settlement SHLAA Site:
Land at Heathfield
Scale 1:15000**
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 SHLAA Site



Site 261

BARRINGTON CP

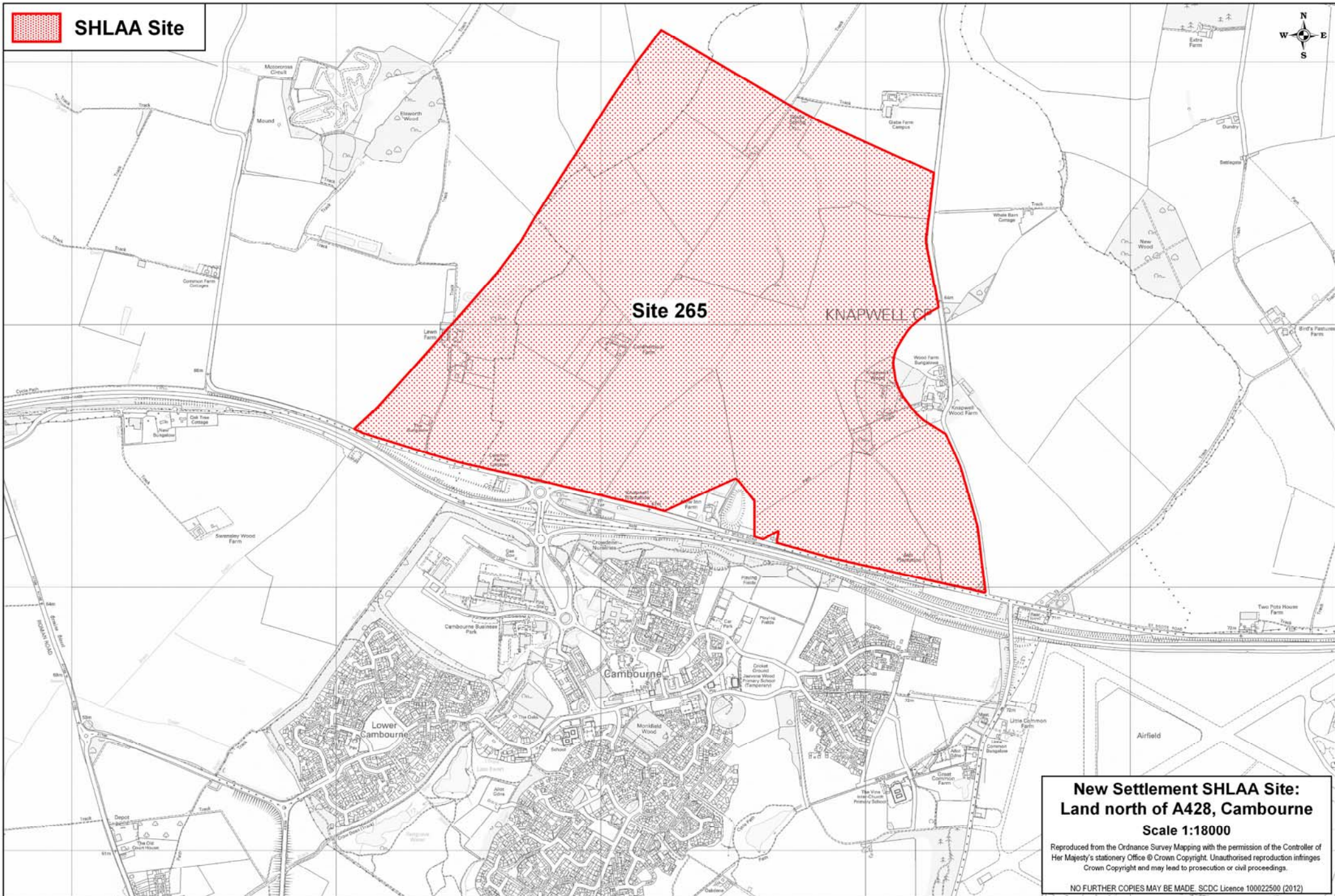
Barrington

**New Settlement SHLAA Site:
Barrington Quarry**
Scale 1:20000

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 SHLAA Site

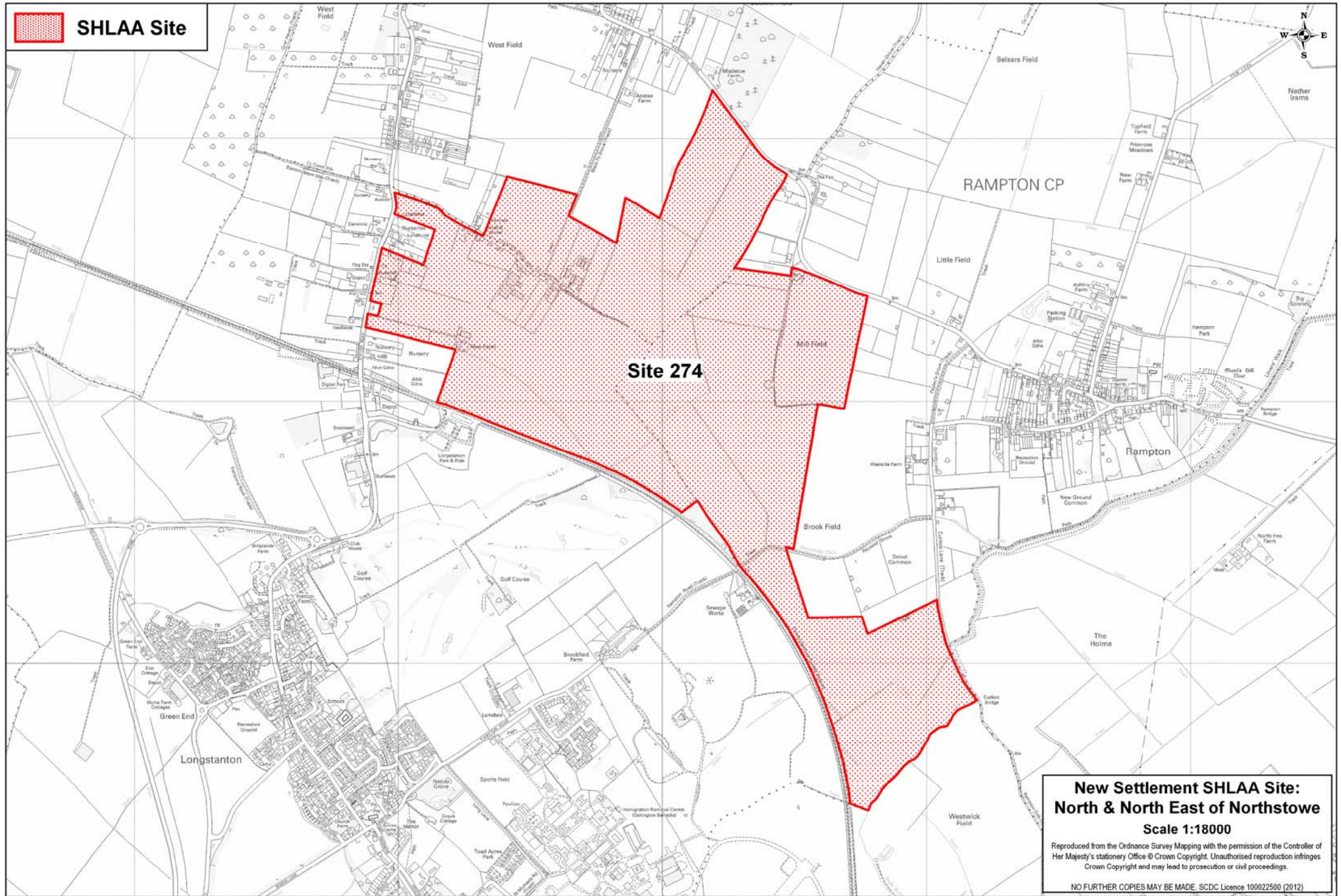


**New Settlement SHLAA Site:
Land north of A428, Cambourne
Scale 1:18000**

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 SHLAA Site



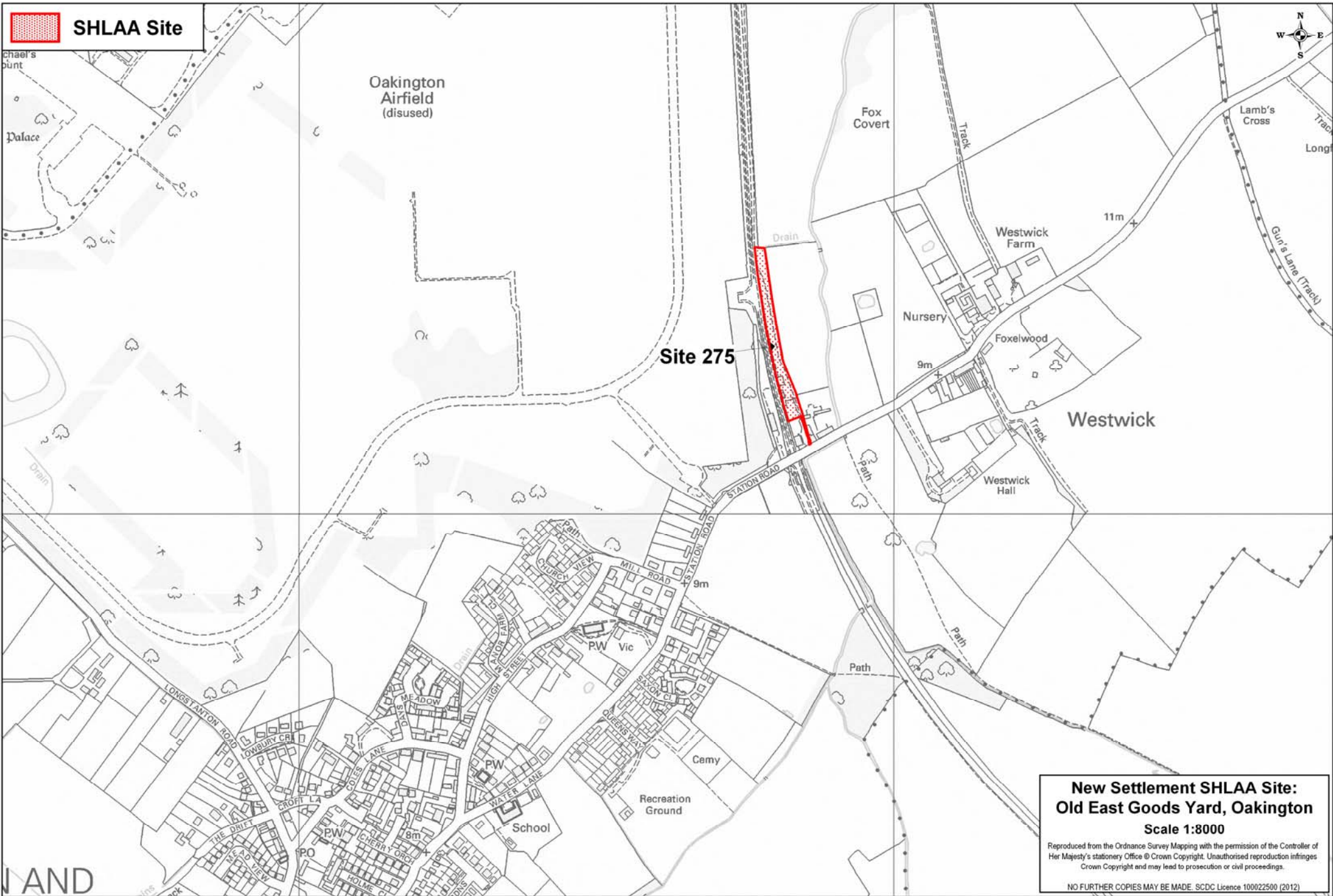
Site 274

**New Settlement SHLAA Site:
North & North East of Northstowe
Scale 1:18000**

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 SHLAA Site



Site 275

**New Settlement SHLAA Site:
Old East Goods Yard, Oakington**
Scale 1:8000

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