

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

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Appendix 6 is a very long document and it and Appendix 7 are published separately from the remainder of the SHLAA.

1.0 INTRODUCTION

Background

This Strategic Housing Land Availability Assessment (SHLAA) is the first of its kind for South Cambridgeshire District Council and considers the potential supply of housing land across the whole District. It forms part of the evidence base for the emerging Local Plan, and will be reviewed on a regular basis.

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 has helped to inform which sites should be put forward for consultation in the Local Plan Issues and Options consultation. 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 key agencies. This has included working with the Housing Market Partnership- an advisory group including local agents, house builders, and social housing providers who have informed elements of the assessment, particularly in relation to the viability of housing sites.

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 (NPPF) (March 2012) requires at paragraph 159 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. At paragraph 158 it emphasises that Local Plans must be based on evidence that is proportionate, adequate, up-to-date and relevant.

Practice Guidance

Strategic Housing Land Availability Assessment: Practice Guidance (July 2007) was published by the Department for Communities and Local Government and gives practical advice on how to carry out an assessment to identify land for housing and assess the deliverability and developability of sites, it also includes consideration of sites for possible urban extensions and new freestanding settlements where appropriate. Our assessment has not been undertaken at a sub-regional or housing market area level, as advocated in the practice guidance, because the various local authorities are at different stages in the preparation of their Local Plans.

3.0 METHODOLOGY

Background

The methodology is set out in the 'Call for Sites Documentation' included at Appendix 1. It follows that recommended by the Government guidance and so was not itself subject to public consultation. The main stages of the work have been:

- Asking the public to submit sites for assessment via a call for sites
- 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 has considered sites in Group Villages but the 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 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.

Appendix 2 sets out a series of frequently asked questions and answers about the SHLAA. Appendix 3 consists of the call for sites questionnaire which was completed by those putting sites forward for consideration.

Call for Sites

The call for sites period ran between June and July 2011 and has resulted in the acceptance of nearly 300 sites which met the Council criteria that it should be a site of at least 0.25 ha, which could provide 10 or more homes, and if not a strategic scale development, be in or adjacent to a reasonably sized settlement (including those classified as a rural centre, minor rural centre or group village). The call for sites process was widely advertised in the local press, and on the Council's website.

A list of registered sites, plans showing site boundaries, and details of the Council assessment of each site, can be found at Appendix 6.

Assessment of Suitability

All the sites registered, 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, 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 and any 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 designed for desktop use to gather and record the information. Completed site proformas can be seen at Appendix 6. 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.

Officers visited sites 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. Some infrastructure providers found it difficult to comment at this stage given the lack of resources and the absence of certainty about which sites might be developed. Furthermore, their own service plans often do not extend beyond two or three years. However, the key conclusions from the consultees were as follows.

Anglian Water who deal with the treatment and movement of waste water and sewage, have commented on the capacity of Waste Water Treatment Works (WWtW). Where sites are operating close to capacity mitigation measures will be required before a site could be connected to the system. It has often been the case that 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.

Cambridge Water who provide clean drinking water, have commented that spare capacity will be allocated on a first come first served basis. Development requiring an increase in capacity will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. It is clear that such mitigation measures will be required in

parts of the District to cope with cumulative growth as well as in relation to individual sites.

The **Environment Agency** have commented that sites should be reviewed against strategic environmental baseline information:

- Water Cycle Study (WCS) - To inform us of the availability of the water services infrastructure (water provision, foul water treatment capacity etc.)
- Strategic Flood Risk Assessment (SFRA) - To inform us of the level of flood risk to the site.

All sites will be required to provide to incorporate sustainable drainage systems.

The **Highways Agency** have commented at a high level stating that current uncertainties regarding the A14 make those sites heavily reliant on the A14 the most difficult to assess. As it currently stands the A14 corridor cannot accommodate any significant additional levels of new development. Currently proposed minor improvements to the A14 corridor in the short term (within 2 years) are expected to release a very limited amount of capacity, but precise nature of these improvements and, hence, the scale of the additional capacity has yet to be determined. A long term remedy to the A14 corridor is currently the subject of a strategic corridor study being conducted by the DfT, the aim of which is to identify one or more potential successor schemes for the withdrawn Ellington to Fen Ditton scheme.

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.

The **Internal Drainage Boards** have commented that drainage capacity is limited, that flood risk assessments will be required before development, and that surface water run off rates need attenuation on site.

National Grid provided mapping of its gas pipelines, but officers are aware that they do not supply gas to the whole District.

Natural England provided a general response covering its existing policies and sources of information.

The **National Health Service** have commented without knowing which sites are going to come forward it is impossible to give a useful assessment of capacity. They have provided a schedule of facilities and indicated which ones have physical room to expand on site. In physical terms there is limited capacity available. Any additional major developments on the Cambridge fringe are likely to need new infrastructure. The NHS cannot say what until they know which sites are likely to come forward and the timing and phasing.

Significant developments in virtually all the villages are likely to require expansion in infrastructure. Depending on size and location of the growth,

some existing facilities could be expanded but in some cases replacement or additional facilities may be required.

Any major new settlements outside of Cambridge will almost certainly require significant Health infrastructure, depending on size. Assessment of any local capacity to provide services to early residents cannot be sensibly undertaken until clearer proposals emerge.

Space for Community Health services is limited and the NHS seeks to co-locate these with GP facilities wherever possible although some elements, such as childrens services are in a large part delivered in other settings such as Childrens Centres and schools, Older peoples facilities, and Community facilities. The NHS therefore has an interest in how all Community Infrastructure is planned and in the type of housing, as it needs to ensure that the right type of housing is going to be available to meet people's needs.

For dentistry, the NHS generally have quite good capacity although a lot of South Cambs residents tend to access NHS dentists in Cambridge.

For Pharmacy, the NHS is required to do a Pharmacy Needs Assessment every 3 years which takes account of housing growth. Generally a new Pharmacy is required for 5,000 people.

There will of course also be continuing impact on the whole range of Health and Social Care services. Although there is continued pressure to move care and services into community settings and manage more people in their own homes rather in hospitals, there will be capacity issues for Acute Hospital services. To assess the requirements, the NHS needs to know the cumulative planned growth, demographic forecasts and timings.

UK Power Networks who supply electricity have commented that individual village sites can generally be accommodated, but that the largest sites will require new infrastructure and network reinforcement which can also arise from the cumulative impacts of growth.

Cambridgeshire County Council comments 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.

Gypsy and Traveller Sites

The Call for Sites questionnaire invited submissions for sites to be considered for Gypsy and Traveller use. Three sites were submitted (SHLAA sites 266, 184, and 94 of which the first two were submitted either for residential development or Gypsy and Traveller use and site 94 (Fen Road) only for Gypsy and Traveller use. The latter site has been considered before for Gypsy and Traveller use and rejected.

None of the sites are considered suitable for either residential development or Gypsy and Traveller occupation. Sites assessments for Gypsy and Traveller use of each site can be found at Appendix 5.

Assessment of Availability

The assessment of availability has relied upon 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 set out in Appendix 4. This element of the site assessment was partly informed by site constraints and land ownership / availability in so far as they impact on development costs and the timetable for delivery. The expertise of the Housing Market Partnership was also important, particularly in respect of our approach to the assessment of the viability of development.

The analysis show that **viability** is strongest close to Cambridge and in the areas to the south of the city, and least strong in the areas to the north and at a distance from the city. Each of the SHLAA sites has been allocated a viability score to reflect the prospect that housing will be developed on the site at a particular point in time. The appraisal was undertaken against a set of standard assumptions which examined whether there would be an uplift in land value against the assumed existing use. The higher the uplift the more interest is assumed from developers to acquire and build and for the landowner to dispose of the site in the current market. The general outcome of the exercise is that development in the district is viable but that land values in some outlying Parishes may not be high enough in current market conditions to provide for a full level of affordable housing, planning obligations and potential community infrastructure levy payments.

This high level exercise 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.

For **strategic scale sites** (new settlements and large urban extensions) much depends upon the extent, cost and phasing of the infrastructure to be funded by the development, the amount of housing that can actually be accommodated on site, and the timing of its provision in relation to that of the accompanying infrastructure. Such variables are currently unknown or unclear and so the viability of such sites cannot be appraised at this time.

Edge of Cambridge SHLAA sites are also excluded for a number of reasons. First because they are to be subject to consultation as broad locations for possible Green Belt release in the Issue and Options consultation and not as sites for development and second because there is strong evidence of the viability of sites in this location given the nature of the planning obligations agreed for similar sites in Cambridge and the start of development on those sites in recent years.

In terms of the current housing market, the SHLAA considers that it is not possible to predict when the current downturn in the housing market will reverse, that the local housing market remains relatively strong and that the majority of greenfield and brownfield sites in the District will be achievable over the plan period given the demand for housing in the area.

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.

In the case of larger sites, a proportion of the site would be required for other supporting uses such as employment, open space and allotments, community facilities, landscaping and major roads. For the purposes of this study it was assumed that, in the case of sites over 10 hectares, 50% of the site would be required for other supporting uses and, for sites over 50 hectares that 60% would be required for other uses. On smaller sites a greater proportion of the site would be available for residential development reaching a level of 100% for sites smaller than 0.4 ha. For smaller sites this approach was informed by analysis of the developable areas of approved schemes in the District over recent years. The approach for large strategic sites was informed by the recent planning application for the phase 1 of the Northstowe development. Note that the actual amount of development that could come forward on sites

at any scale is likely to vary from site to site reflecting the nature of each site and its location. Our approach is summarised in the following table.

	Site Area Ha		Site Area Ha	Gross to net proportion	Net site area as a % of gross site area
		<=	0.4	1	100.00%
>	0.4	<=	2	0.9	90.00%
>	2	<=	10	0.75	75.00%
>	10	<=	50	0.5	50.00%
>	50			0.4	40.00%

Sites of less than 2 hectares of an irregular shape were discounted to a level of 75%. The assessment of constraints and the need for supporting uses gave an indication of the area which is developable for housing.

Two possible density levels (30 and 40 dwellings per hectare) were then applied to the developable area to give an indication of capacity. These densities are consistent with current car parking standards, could accommodate increased levels of car parking, do not require bespoke design, and are likely to allow development that is consistent with local character. Higher densities may be possible on some sites and the SHLAA approach would not rule out such proposals coming forward.

On large sites densities are likely to vary across the site and for new settlements sites the SHLAA assumed density and so site dwelling capacity may prove to be too low or too high. For this reason for sites above 100 ha the SHLAA has followed the dwelling capacity figures proposed in the Call for Sites questionnaires and not that generated by use of the gross to net figure multiplied by the density of 40 dph figure otherwise assumed for new settlements. A further exception relates to Waterbeach where the Council has proposed a number of alternative site options. These provide dwelling capacity figures derived pro-rata by site area from the 12,750 homes proposed for the full site. Our approach to density and site capacity can be refined as the Local Plan progresses to provide better estimates of site capacity.

The densities otherwise assumed for SHLAA purposes are as follows.

Location	Average Density (dph)
Edge of Cambridge	40
New Settlement	40
Northstowe	40
Rural Centre	40
Minor Rural Centre	30
Group Village	30

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. Having regard to the time required in planning and preparing sites for development, including delivering infrastructure, it is not envisaged that any significant numbers of houses would be built on the largest sites (new settlements and strategic scale urban extensions) before 2020/2022 at the earliest. This would allow in the most favourable circumstances, for the following time periods after plan adoption in 2015:

Pre-application discussions	2016-18
Planning obligation negotiations and outline planning permission	2017-19
Discharge of conditions and first infrastructure applications	2018-20
Reserved matters applications, infrastructure site works	2019-21
Start on site, first completions	2020-22

Ultimately, however, this will depend on the size and nature of the sites identified in the Local Plan and their phasing. It can be noted that the rate of house completions on new settlement and strategic scale sites often takes a number of years to build up to their maximum rate after the first completions are achieved.

The SHLAA Call for Sites Questionnaires almost all state that sites are available immediately, and that development could commence within 5 years from 2011, even for new settlement and strategic scale urban extension sites which is considered to be unrealistic.

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

Housing supply has been and will be affected by the recession. This is both in terms of the overall stock of planning permissions and the type and size of sites that make up that total and it is clear that the recession has delayed progress in bringing forward sites for housing. Nevertheless, Cambridge and South Cambridgeshire have fared better than many areas and work has progressed on some of the major sites in readiness to press on with development as soon as market conditions allow, including discussions

around planning applications to implement the major sites, and in some cases submission of planning applications. However, the economic downturn has inevitably had significant implications for the delivery of the development strategy and delayed further into the plan period the delivery of housing on the major sites that underpin it.

The implications of options for housing growth need to be considered in the context of the current development strategy and the amount of housing that already has planning permission or is allocated for housing development in current plans. The Annual Monitoring Report (AMR) 2010-2011 includes a housing trajectory that shows that at the end of March 2011 there were 2,897 dwellings with planning permission. It also showed 12,926 dwellings allocated for development in current plans that were predicted to have been built by 2031, giving a total supply of 15,823. However, it is important to be as realistic as possible about the delivery of housing from current proposals so that sufficient housing land is allocated to meet housing needs. Within this context, it is considered reasonable to continue to rely on the majority of the current allocations to have been completed by 2031. These include major commitments at Trumpington Meadows, on land between Madingley Road and Huntingdon Road and Huntingdon Road and Histon Road (NIAB2). To ensure realism, the AMR figure of 15,823 has been revised to 11,300 dwellings to reflect changes in circumstances in relation to two major sites as set out below.

Cambridge East - The revised figure excludes land North of Newmarket Road given current uncertainty about the delivery of that site, which will be explored through the plan making process. No allowance has been made for any development at Cambridge Airport. This removes 1,100 dwellings from the 15,823 figure.

Northstowe is the second major site where a change of circumstances has been reflected in the current housing supply informing the housing targets. There has been a delay in the start of completions in the first phase of development at Northstowe compared with the AMR housing trajectory. However, the outline planning application has now been received and is due to be determined by the end of 2012. The delay has the effect of reducing the amount of the new town that is anticipated to be built by 2031 to approximately 7,500 dwellings with the remaining 2,000 dwellings coming after that date. This is the only development in current plans that is expected to continue providing housing after 2031, hence its particular relevance to housing supply. The delay in starting the development is assumed to remove 500 dwellings from the 15,823 figure.

Taking permissions and latest predicted delivery from allocations together gives a total rounded housing supply of 14,200 that will go towards each of the housing targets. The AMR housing trajectory is otherwise assumed to hold good for the purposes of the SHLAA.

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).

Housing Supply 2011 to 2016

For the period 2011-2016, including the first year of the new Local Plan, the Council is required to draw on information in the SHLAA to help identify sufficient, specific deliverable sites. To be considered deliverable, sites must be suitable, available and achievable within the first five year period which includes sites with planning permission. Delivery within this plan period can be characterised as generally low risk.

It is assumed that housing supply in this period will be provided by sites with planning permission (currently 2,897 and assuming a continuing flow of new planning permissions), together with development on existing allocations, from windfalls, and on a number of small easily deliverable sites identified through the SHLAA process and allocated in the new Local Plan. Northstowe will start to contribute to housing delivery and delivery of the additional 950 homes at Cambourne will commence.

Windfall Housing Completions Since 1991

Time Period	Windfalls
1999-2001 *	396
2001-2002 **	186
2002-2003	222
2003-2004	190
2004-2005	194
2005-2006	not known
2006-2007	236
2007-2008	551
2008-2009	216
2009-2010	319

Source: SCDC Monitoring/Cambridgeshire County Council Monitoring

* this covers the period from July 1999 to June 2001.

** this covers the period from July 2001 to March 2002.

The remaining years are financial years.

There is a fairly consistent number of windfall sites that come forward every year. This is an average of 251 dwellings per annum over the 10 years (if 2005-2006 is excluded from the calculations).

Housing Supply 2016 to 2021

The Council must also identify sufficient developable sites for the next five years of the plan period (2016-2021). The total to be provided will depend upon the extent of objectively assessed needs included in the new Local Plan.

It is assumed that housing supply in this period will be provided by sites allocated in the new Local Plan (which will include sites already allocated in previous plans), outstanding planning permissions, from windfalls and from the continued delivery of Northstowe and at Cambourne. Existing allocations and small to medium village sites will provide many of the completions during this period. Delivery within this plan period can be characterised as generally low risk.

Work on any additional new settlement(s) and strategic scale urban extensions will be on-going but are unlikely to deliver housing completions during this period.

Housing Supply 2021 to 2026

The Council must also identify sufficient developable sites or broad locations over the period (2021-2026). The total to be provided will depend upon the extent of objectively assessed needs included in the new Local Plan. It is assumed that housing supply in this period will be provided by sites allocated in the new Local Plan (which will include sites already allocated in previous plans), outstanding planning permissions, from windfalls and from the continued delivery of Northstowe. Existing allocations and small to medium village sites will provide a smaller proportion of the completions during this period. Delivery within this period can be characterised as generally low risk to medium risk, with a higher level of risk attached to the delivery of any new settlement(s) and strategic scale urban extensions.

Future updates to the SHLAA will be informed by annual monitoring of housing completions included in the Annual Monitoring Report (AMR) which will record the pace of delivery at Northstowe which is currently assumed to step up over a 5 year period to a plateau of 500 completions per year. Until this figure can be refined it will be taken as a reasonable upper rate of delivery for the largest new settlement(s) and strategic scale urban extensions. Delivery rates for smaller sites can be assumed to have a reasonable delivery rate of 300 completions per year (which has been the rounded average rate of delivery at Cambourne).

Housing Supply 2026 to 2031

It is assumed that housing supply in this period will be provided by in a similar way to the previous period but with a growing proportion coming from new settlement(s) and strategic scale urban extensions. Delivery within this period can be characterised as generally medium risk, with a higher level of risk attached to the delivery of any new settlement(s) and strategic scale urban extensions.

5.0 FINDINGS

The following section summarises the key findings of the first SHLAA of South Cambridgeshire, which will inform the production of the Local Plan and it will also be used to inform the Housing Trajectory included in the our Annual Monitoring Report.

SHLAA Sites found to be suitable and available have been used to identify a potential land supply sufficient to accommodate 23,303 new homes (including sites in Group Villages). 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 Issues and Options consultation, and which should subsequently be proposed for allocation in the draft Local Plan. Appendix 7 provides an assessment of the potential housing capacity at submitted SHLAA sites including whether the sites are likely to be deliverable or developable.

The following table shows the capacity of potentially suitable, available and achievable sites over the period to 2031.

No allowance is included in this SHLAA for windfall sites. A review of windfall sites will be undertaken to identify how many meet the NPPF definition of windfalls. The case for a windfall allowance will also be affected by the policies that are chosen to be included in the new Local Plan that will allow windfall development to come forward. The more flexible they are the greater the case for a windfall allowance and vice versa. The amount of new housing land that would need to be allocated in the new Plan would be reduced if a windfall allowance is included in the Plan.

Potential Capacity

Time Period	SHLAA Net Capacity (No of homes)	Housing Capacity 2010/11 AMR	Potential Windfall Capacity	Total Potential Supply
2011-2016	3,054	4,236	To be determined	7,965
2016-2021	6,733	4,887	TBD	12,245
2021-2026	6,733	2,600	TBD	9,958
2026-2031	6,733	2,500	TBD	9,858
TOTAL	23,253	14,223	TBD	40,026

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.

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.

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@scambs.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 - Frequently Asked Questions

South Cambridgeshire Development Plan

Strategic Housing Land Availability Assessment

Call for Sites

Frequently Asked Questions

What is the Strategic Housing Land Availability Assessment?

The Government (through National Planning Guidance known as Planning Policy Statement 3 – Housing (PPS3)) requires each Local Planning Authority to undertake a Strategic Housing Land Availability Assessment, to ensure that evidence on land available for house building is robust.

The Assessment is a key part of the evidence we need for plan making. It is a technical assessment to identify sites that are potentially available, suitable and deliverable for housing development.

What is the Assessment for?

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 and proposals 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

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.

If a site is identified in the Assessment, does it mean it will be developed?

It must be stressed that the SHLAA is an information gathering exercise.

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.

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.

Why is the Council looking for more housing sites?

The Council needs to carry out a review of its Core Strategy and Site Specific Policies DPDs in order to be able to demonstrate a 15-year supply of deliverable housing land and to provide a strategy more tailored to the period of recovery from the recent recession. The adopted Core Strategy currently covers the period to end of March 2016 and therefore only provides for another 5 years, albeit that the adopted Area Action Plans for major new developments at Northstowe and on the edge of Cambridge do include provision beyond 2016.

Delivery of housing is important in terms of meeting a high level of local housing need, supporting the local economy. The new plan will need to identify an appropriate housing target for South Cambridgeshire for the period to 2031. It will also need to identify an adequate supply of housing land, to demonstrate how the housing target will be delivered.

Will the study decide which sites are the best?

No. The Assessment will not make any comparison between sites identified as potentially suitable – there will be no ranking of sites in the Assessment. Such judgements are plan-making judgements and should be made as part of the evaluation of sites in plan-making rather than in the SHLAA.

What is the Housing Market Partnership?

The Partnership will have an important role in the preparation of the SHLAA and will assist the Council with the assessment of the suitability, availability and deliverability of possible housing sites, by providing advice and commenting on the emerging site assessments. Members of the Partnership are not there to further any individual interest and are there to give an independent view on the approach and site assessments from the broad perspective of the type of organisation they have been appointed to represent. More information on the partnership is available on the Council's website.

Where can I find out more information on the SHLAA?

The Council has prepared a document introducing the assessment, and an outline methodology.

Alternatively information prepared nationally by the Government can be viewed here:

The Government's SHLAA practice guidance:

<http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>

The Government's Planning Policy Statement 3:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicystatements/pps3/>

The Call for Sites

What kind of sites can be put forward?

The Call for Sites is an opportunity for anyone (e.g. landowners, developers, housing associations, parish councils) to suggest sites for housing or housing-led development to submit those sites to the Council for consideration.

Land can also be suggested through this process specifically for Gypsy & Traveller sites or Travelling Showpeople sites.

Do I need to own the land to suggest it?

No, but you will need to demonstrate that you have the support of the landowner, so that you can demonstrate that the site is available.

How big does my site need to be for it to be considered?

The assessment will consider housing sites with a capacity for a minimum of 10 dwellings or sites of a minimum of 0.25 hectares.

Where can sites be located?

Potential housing sites can be submitted within or immediately adjoining the following settlements:

- *Cambridge*
- *Rural Centres: Cambourne; Fulbourn; Great Shelford and Stapleford; Histon and Impington; Sawston*
- *Minor Rural Centres: Bar Hill; Cottenham; Gamlingay; Linton; Melbourn; Papworth Everard; Waterbeach; Willingham*
- *Group Villages: Balsham; Barrington; Barton; Bassingbourn; Bourn; Castle Camps; Comberton; Coton; Dry Drayton; Duxford; Elsworth; Eltisley; Fen Ditton; Fen Drayton; Fowlmere; Foxton; Girton; Great Abington; Great Wilbraham; Guilden Morden; Hardwick; Harston; Haslingfield; Hauxton; Highfields Caldecote; Little Abington; Longstanton; Meldreth; Milton; Oakington; Orwell; Over; Steeple Morden; Swavesey; Teversham; Thriplow; Whittlesford*

The Assessment will not consider sites in **Infill** villages, which are all other villages in South Cambridgeshire. This is because 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.

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 village development framework boundaries.

Will you consider sites in the Green Belt or outside Development Frameworks?

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 they should be allocated.

What information do I need to supply?

The [Call for Sites Questionnaire](#) sets out all the information needed in order for a site to be assessed.

When is the deadline for submitting sites?

All completed Call for Sites Questionnaires must be submitted by **12 noon on Friday 29 July 2011**.

What if I don't have all the information you need?

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@scambbs.gov.uk or 01954 713183.

What happens next?

The Assessment will be published when consultation begins on the South Cambs Development Plan in Summer 2012.

Will I be kept informed of progress?

If you submit a site you will be notified when the study is published and when the development plan consultation begins.

How can I find out more information or get help?

Please contact the Council's Planning Policy Team to discuss via ldf@scamb.gov.uk or 01954 713183.

Where do I send my completed form?

Wherever possible the Call for Sites Questionnaire should be submitted electronically to ldf@scamb.gov.uk, however the form can be submitted by post to the address on the Questionnaire.

Appendix 3 - The Call for Sites Questionnaire

South Cambridgeshire Development Plan Strategic Housing Land Availability Assessment Call for Sites Questionnaire

IMPORTANT INFORMATION:

Please complete a **separate questionnaire for each site** being submitted for consideration. Please provide as much information as possible.

This questionnaire may be used to put forward sites for **residential or residential-led development** for consideration through the Council's plan making process. It may also be used to put forward land specifically for **Gypsy and Traveller sites or sites for Travelling Showpeople**.

Land for Exceptions Sites for 100% affordable housing is not being considered through this process. The Council remains keen to explore options for Exceptions Sites to meet local housing needs. Please contact Schuyler Newstead (Housing Development & Enabling Manager) on 01954 713332 or schuyler.newstead@scambs.gov.uk if you have land you wish to put forward for this important form of housing.

There is no need to complete a questionnaire for sites that are already allocated in the adopted Local Development Framework or have planning permission for housing. The availability and delivery of those sites will be assessed separately in consultation with the landowner/promoter.

For sites to be considered, the **questionnaire MUST be completed**.

Please **only submit sites** that meet the following criteria:

- The site is capable of being allocated for 10 dwellings or more and is at least 0.25 hectares.
- The site is either:
 - o a strategic scale of development, eg. urban extension to Cambridge or major village expansion; or
 - o located within or immediately adjoining a Rural Centre, Minor Rural Centre or Group Village (as defined in the Core Strategy 2007). Please note the Council's position regarding Group villages as set out in the Call for Sites document.
- Land specifically for Gypsy and Traveller sites will be considered within 1 kilometre of a settlement development framework boundary.

The SHLAA is a **technical assessment** of the potential capability of a site to provide housing. Which sites are allocated in the South Cambridgeshire Development Plan

(the review of the adopted Core Strategy, Site Specific Policies and the Development Control Policies Development Plan Documents) will be a matter determined through the separate plan making process beginning with Issues and Options consultation in Summer 2012.

If you need any assistance completing the form, please contact the Planning Policy Team via ldf@scambs.gov.uk or 01954 713183.

Wherever possible the questionnaire should be **submitted electronically** to ldf@scambs.gov.uk.

If you are sending **large electronic files**, please be aware of the Council's e-mail size limit of 10 Mb. If you are submitting large files, please submit them on a CD by post.

If you **do not have access** to the internet, you can submit the form **by post** to:

Jo Mills, Corporate Manager - Planning and New Communities
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Please send this form to arrive by 12 noon on Friday 29 July 2011.

We require a questionnaire to be submitted by the deadline that is substantially complete. However, we recognise that for some detailed information, it may be difficult to provide it by the 29 July deadline. We will therefore accept further relevant information provided beyond the closing date where this 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@scambs.gov.uk or 01954 713183.

Data Protection and Freedom of Information

South Cambridgeshire District Council processes personal data collected in accordance with the Data Protection Act 1998. The purposes for collecting this data are to contact you to: acknowledge receipt of this questionnaire, seek further information regarding the answers provided in this questionnaire (where necessary), and invite you to make comments on the Council's Local Development Framework documents.

Information contained in submitted questionnaires will be kept on a database and may be made available for public viewing through the preparation and publication of

the Strategic Housing Land Availability Assessment and may require public disclosure, in accordance with the Freedom of Information Act 2000. By submitting this questionnaire you are agreeing to these conditions.

Disclaimer

The assessment of potential housing sites through the Strategic Housing Land Availability Assessment process and the identification of sites with the potential for housing does not indicate that planning permission will be granted for housing development, or that the sites(s) will be allocated for housing in the Council's Local Development Framework (LDF).

For office use only:

Representor Number:	SHLAA Site Number:
---------------------	--------------------

YOUR CONTACT DETAILS	
Title:	First Name: Last Name:
Organisation (if applicable):	
Address:	
Postcode:	Telephone Number:
Email:	
Status (please tick all that apply):	
<input type="checkbox"/> Landowner	<input type="checkbox"/> Developer
<input type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input type="checkbox"/> Planning Consultant	<input type="checkbox"/> Other, please indicate:

SITE OWNERSHIP
If you are not the landowner, please provide the details of all landowners: (if there are more than two landowners, please provide the contact details of the additional landowners on a separate sheet)

LANDOWNER 1:
Title: First Name: Last Name:
Organisation (if applicable):
Address:
Postcode: Telephone Number:
Email:

LANDOWNER 2:		
Title:	First Name:	Last Name:
Organisation (if applicable):		
Address:		
Postcode:	Telephone Number:	
Email:		

If you are not the landowner, please confirm the landowner(s) has been informed of this submission:	<input type="checkbox"/> Yes
	<input type="checkbox"/> No
Does the landowner(s) support the submission? If yes, please provide evidence of their support e.g. a letter.	<input type="checkbox"/> Yes
	<input type="checkbox"/> No
	<input type="checkbox"/> Don't know
Are there any issues that would prevent officers of the Council undertaking a site visit unaccompanied? A site visit will be required to enable a full assessment of the site. Site visits will be conducted unaccompanied wherever possible.	<input type="checkbox"/> Yes
	<input type="checkbox"/> No
If necessary, please provide details of the person to be contacted to arrange access to the site or for an accompanied site visit:	
Title:	First Name: Last Name:
Organisation (if applicable):	
Address:	
Postcode:	Telephone Number:
Email:	

SITE DETAILS
Site Address:
Site Area: hectares
Site Map: Please provide a scale map showing at least two named roads, any surrounding buildings and the direction of north. It is recommended that the scale is either 1:1250 or 1:2500 or as appropriate to fit a map no larger than paper size A3. The site for consideration should be clearly edged in red and should include all land necessary for the proposed development (e.g. access, visibility splays, landscaping). Any other land in the same ownership close to or adjoining the site for consideration should be clearly edged in blue.
WITHOUT A MAP WE WILL NOT BE ABLE TO CONSIDER THE SITE.

CURRENT AND MOST RECENT USE

What is the current use of the site?

If the site is developed but not currently in use, what was the last use of the site and when did it cease?

THE PROPOSAL

Description of your proposed development:

How many dwellings do you think could be provided within your proposal?

If your proposal is for a Gypsy & Traveller site or a site for Travelling Showpeople, how many pitches / plots do you think could be provided?

Does your proposal include any non-residential uses? If yes, please indicate which:

- | | |
|--|--|
| <input type="checkbox"/> Employment | <input type="checkbox"/> Commercial uses e.g. pub |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Outdoor recreation e.g. public open space, allotments |
| <input type="checkbox"/> Community uses e.g. village hall, doctors | <input type="checkbox"/> Other, please indicate: |

What assumptions have you made about the above uses and why?

SITE DESIGNATIONS & CONSTRAINTS	
<p>Are you aware of any constraints affecting the site? If so, describe to the best of your ability the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development:</p>	<p>Have you attached any additional evidence?</p>
<p>Existing Local Development Framework designations [refer to the Adopted Proposals Map: www.scambs.gov.uk/ldf/adoptedproposalsmap] e.g. allocated for development, Green Belt, relationship to settlement development framework, Minerals & Waste designations.</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details:</p>	
SITE DESIGNATIONS & CONSTRAINTS	
<p>Are you aware of any constraints affecting the site? If so, describe to the best of your ability the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development:</p>	<p>Have you attached any additional evidence?</p>
<p>Heritage, environmental and wildlife designations and constraints e.g. Conservation Area, Listed Buildings, County Wildlife Sites, Tree Preservation Orders, public rights of way, landscape and townscape character.</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details:</p>	
<p>Contaminated land and pollution e.g. hazardous / polluted ground conditions, hazardous installations, air quality, noise issues.</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details:</p>	
<p>Topographical and ground conditions e.g. site levels, drainage, flood risk.</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details:</p>	

SITE DESIGNATIONS & CONSTRAINTS	
<p>Are you aware of any constraints affecting the site? If so, describe to the best of your ability the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development:</p>	<p>Have you attached any additional evidence?</p>
<p>Infrastructure and Access constraints e.g. site access from the highway, capacity of utilities (mains water supply, mains sewerage, electricity supply, gas supply), presence of utilities e.g. pylons.</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details:</p>	
<p>Legal and ownership constraints e.g. covenants, tenancies, ransom strips.</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details:</p>	
<p>Any other constraints affecting the site</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details:</p>	

DEVELOPMENT OPPORTUNITIES / BENEFITS
<p>What opportunities / benefits can your development provide and how will these be delivered? e.g. public transport improvements, ecological / environmental enhancements, community facilities, recreation provision. (<u>Please note</u>: This information will be used as part of the separate consideration of the suitability of a site in planning policy terms through the plan making process and will not form part of the SHLAA.)</p>

AVAILABILITY

Is the site available immediately?

'Available' is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell. Yes No

If no, why not? e.g. is there an existing use on the site?

If not immediately, when could the site become available for development? e.g.

when is the earliest the current use of the site could cease?

2011-16	2016-21	2021-26	2026-31
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Has the site been marketed?

Has there been interest in the site from a developer?

DELIVERABILITY

When could the first dwellings be completed on site?

2011-16	2016-21	2021-26	2026-31
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Where known, please give details of possible phasing and dwelling completions:	2011-16	2016-21	2021-26	2026-31	2031+
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To the best of your knowledge, are there market or cost factors, which could affect delivery of the site? e.g. economic viability of the proposed use, market demand in the location, site preparation costs, infrastructure costs, planning obligations (affordable housing, education contributions, etc), adjacent uses.

How could any issues be overcome?

ADDITIONAL INFORMATION

Is there any other factual information regarding the potential development of the site that we should be aware of?

Appendix 4 – Approach to the Assessment of Site Viability

1. Executive summary

As part of the Strategic Housing Land Availability Assessment (SHLAA) and the on-going preparation of the Local Plan, the local planning authority has assessed the achievability of each site tested. Part of this exercise was to undertake a strategic level financial appraisal to determine whether the scheme is likely to be capable of being delivered. The new Local Plan will review the adopted Local Development Framework, however, for the purposes of the SHLAA, financial appraisals will generally be carried out in accordance with adopted policies.

In accordance with Communities and local Government practice guidance a site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgment about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:

- market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- delivery factors – including the developer’s own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

2. Approach to achievability

There are several approaches available to the Council in assessing the financial viability of schemes. Most of the ready-made models such as the Homes and Communities Agency economic appraisal tool or development appraisal tool rely on detailed inputs based on a specific scheme. Such schemes do not yet exist, and so the approach used for the SHLAA relies on a set of common assumptions and variables that are used to evaluate each site. As a result, whilst the appraisal model used adopts the principle of other appraisal models it is a bespoke model used purely for the SHLAA assessment.

The assumptions generally apply district wide on key inputs, although some inputs have been refined to take account of different known circumstances in different parts of the district, e.g. land values.

The Council will, where making assessments, scrutinise the schemes based on its best estimate of the likely Community Infrastructure Levy rate, likely planning obligations that will be required from the scheme and the current affordable housing policy (i.e. 40% or more of the units to be affordable housing of which part will be allocated as social rent and part as shared ownership).

The Council may chose to undertake sensitivity testing where sites are initially shown as being unviable on the normal approach. Reflecting that the new Local Plan is at the early stages of preparation and current adopted policies could be reviewed through the plan making process, this could in certain cases include a sensitivity testing with a lower provision of affordable housing of 30%. Whilst the vast majority of sites have achieved 40% affordable housing even through the recession, this also reflects recent experience where the Council has accepted 30% affordable housing on an exceptional basis at Cambourne having scrutinised the financial viability of the site.

3. Schedule of inputs

3.1 Development proposal

3.1.1 Housing density and net developable area

Where appropriate sites have been assigned a likely development density in accordance with the spatial location of the site as follows:

Development type	Dwelling per hectare
Sites close to and adjoining Cambridge	40 dph
New settlements	40 dph
Sites in rural centres	40 dph
Sites in minor rural centres	30 dph
Sites in group villages	30 dph

Gross site area	Net developable area
Up to 0.4 ha	100%
>0.4 ha to 2 ha	90%
>2 ha to 10 ha	75%
>10 ha to 50 ha	50%
>50 ha	40%

3.1.2 Housing mix

Housing mix	Market	Affordable
1 bedroom	5%	23%
2 bedrooms	26%	45%
3 bedrooms	28%	27%
4 or more bedrooms	41%	5%

3.1.3 Dwelling size

Dwelling size	Market	Affordable
1 bedroom	50 square metres	50 square metres
2 bedrooms	65 square metres	65 square metres
3 bedrooms	100 square metres	85 square metres
4 or more bedrooms	130 square metres	130 square metres

3.1.4 Affordable housing tenure

Tenure	Percentage of affordable units
Social rent	50%
Intermediate (including shared ownership)	50%

3.2 Gross development value

Market housing area	Sales value (psm)	Sales value (psf)
Area 1	£3,100	£288.00
Area 2	£2,800	£260.13
Area 3	£2,500	£232.26
Area 4	£2,220	£206.24
Area 5	£1,900	£176.52

PSM per square metre, PSF per square foot

Affordable housing tenure	Sales value
Social rent	45% of site specific open market value
Intermediate (including shared ownership)	65% of site specific open market value

3.3 Developers cost

Development cost	Value
Build cost	£1,000 per square metre
Sustainability	£10,000 per dwelling
Site abnormals	5% of the build cost
Contingency	5% of total build cost (build cost, sustainability cost and site abnormals)
Professional fees	9.5% of the total build cost
Finance cost	A figure of 8% based on one third of the total build cost being borrowed at any time
CIL	£200 per square metre on market units only
Planning obligations	£5,000 per dwelling
Market profit	20% of the market sales fees
Affordable profit	6.5% of the affordable housing build cost
Agency sales fees	1.5% of the market housing value
Marketing costs	1% of the market housing value
Legal fees	0.5% of the market housing value

3.4 Landowner costs

Landowner costs	Value
Marketing and legal fees	4% of the residual land value
Stamp duty land tax	Rate as set by HM Revenues and Customs

3.5 Viability

3.5.1 Base land value

The District Council recognises that whilst it is unreasonable to allocate a site specific value to each site, it is also not practical to apply a blanket approach either. As a result the Council has allocated sites into three main categories of existing use that the Council are able to define; agricultural land, residential/commercial site in occupation, other.

Whilst it is appreciated that a land value for agricultural use is in the region of £7,500 per acre the District Council are mindful of the presence of minimum price option agreements and therefore consider it more appropriate to apply a figure more reflective of land transactions. A figure of £100,000 per gross acre has been applied as a base land value where the sites current use is agricultural.

The District Council have enquired as to the existing use value for those sites that are currently occupied for residential or commercial uses and applied this figure where supplied.

The District Council have assigned an assumed existing use value to sites where the existing use is not agricultural, residential or commercial. Such values will be applied having consideration to Valuation Office Agency land values.

http://www.voa.gov.uk/dvs/downloads/pmr_2011.pdf

Table 1 Summary of Valuation Office Agency Use values in Cambridgeshire

	Arable	Dairy	Mixed	Arable	Dairy	Mixed	Residential	Industrial
	(equipped land with vacant possession)			(unequipped land with vacant possession)				
Acre	£7,500	N/A	N/A	£5,750	N/A	N/A	£1,173,588	£299,467
Hectare	£18,525	N/A	N/A	£14,203	N/A	N/A	£2,900,000	£740,000

4. Justification of inputs

The following information is intended to provide clarification as to the appraisal inputs identified in the previous section

4.1 Development proposal

4.1.1 Housing density

The policies of the LDF require the efficient use of land. Policy HG1 expects average net densities of at least 30 dwellings per hectare to be achieved unless there are local circumstances that require a different treatment and that densities of at least 40dph are achieved in more sustainable locations close to services and facilities and where there are existing, or potential for, good public transport services.

The policies of the Area Action Plans expect average densities of 50 dph in the North West Cambridge AAP, Cambridge East AAP, and Southern Fringe AAP, and 40dph in the Northstowe AAP.

Our approach to housing density in the SHLAA is still developing but is likely to be compatible with existing policy whilst also taking into account promoters evidence for the new settlement and major urban extension proposals. As a result, whilst the starting point for density is in accordance with the applicant's submission the dwelling size for some schemes may be changed as a result of detailed analysis.

Many sites cannot be developed in full because land must be discounted to provide major distribution roads, schools, sports pitches, open spaces serving a wider area, significant landscape buffer strips with such land as remains representing the net developable area. The ratio between the gross site area and net site area decreases as sites get bigger because more land needs to be used to make this type of provision. Site housing capacity can be calculated by multiplying the gross site area by the gross to net ratio set out below to yield the net developable area (NDA) which can then be multiplied by the density target for sites in that spatial location to yield an assumed housing capacity. Note that the actual acceptable capacity of a site as determined through a design exercise or a planning application may be higher or lower than this figure.

4.1.2 Housing mix

Analysis of the last 5 years housing completions, on developments of 10 dwellings or more, in South Cambridgeshire (2007-2011) by housing mix is set out in table 1 and 2 below:

Table 2 – Market housing

House Type	Number	Percentage
1 bedroom	104	5%
2 bedroom	571	26%
3 bedroom	595	28%
4 bedroom +	891	41%
Totals	2161	100%

Table 3 – Affordable housing

House Type	Number	Percentage
1 bedroom	308	23%
2 bedroom	615	45%
3 bedroom	370	27%
4 bedroom +	66	5%
Totals	1359	100%

Source: SCDC Annual Monitoring of Housing Completions

4.1.3 Dwelling size

In order to calculate the likely dwelling size that will be built on the SHLAA sites the Council has sought information on both a national and local level.

A CABE dwelling size study highlighted dwelling sizes by tenure as per tables 2 and 3 below. All figures are based on the gross internal area (square metres).

Table 4 All Tenures

House type	Max	Min	Mean
1 bed flat	60.07	38.45	46.65
2 bed flat	82.75	51.35	60.71
3 bed flat	100.63	84.28	86.54
1 bed house	92.98	35.13	64.31
2 bed house	113.58	52.26	71.24
3 bed house	126.77	70.85	95.57
4 bed house	149.21	94.08	120.58

Table 5 By tenure

House type	Market housing	Affordable housing	All tenure
1 bed flat	48.68	49.92	46.65
2 bed flat	59.16	61.21	60.71
3 bed flat	90.66	0	86.54
1 bed house	64.06	0	64.31
2 bed house	73.51	69.91	71.24
3 bed house	102.87	86.38	95.57
4 bed house	119.66	119.98	120.58

The District Council has undertaken a review of a small number of recently built sites and has found that while in most cases the mean house size as per table 2 above is a relevant benchmark, certain schemes provide a great variation even within the same house type. By way of example an applicant currently awaiting determination by the District Council proposes 4 bedroom units between 108 (2 units) and 165 (3 units) square metres.

The suggested dwelling size to apply to the market units is as follows:

- 1 bedroom – 50 square metres. This figure assumes mostly flats with a small proportion of houses
- 2 bedrooms – 65 square metres. This figure assumes mostly flats with a small proportion of houses
- 3 bedrooms – 103 square metres
- 4 or more bedrooms – 130 square metres. This figure assumes mostly 4 bedroom houses with a proportion of 5 bedroom or larger houses

The suggested dwelling size to apply to the affordable units is as follows:

- 1 bedroom – 50 square metres..
- 2 bedrooms – 65 square metres. This figure assumes a mixture of houses and flats
- 3 bedrooms – 86 square metres
- or more bedrooms – 130 square metres. This figure assumes mostly 4 bedroom houses with a proportion of 5 bedroom or larger houses

4.2 Gross development value

4.2.1 Market housing sales value

The District Council has assessed land registry returns since January 2011 (to March 2012) in order to ascertain the average sales value achieved in each village. This work has captured the price paid, floorspace, dwelling type and number of bedrooms for a representative sample (usually of 20 sales or more) in each settlement.

This information has been used to categorise villages and allocate each an individual score based on the likely sales value achievable. A plan showing those allocations is included at appendix A.

Table 6

Market housing area	Sales value (psm)	Sales value (psf)
Area 1	£3,100	£288.00
Area 2	£2,800	£260.13
Area 3	£2,500	£232.26
Area 4	£2,220	£206.24
Area 5	£1,900	£176.52

4.2.2 Affordable housing market value

It is recognised that in recent years the offer that registered providers were able to make to house builders for the acquisition of affordable units has decreased, mainly due to the lack of government grants. It is also realised that the amount able to be offered varies significantly depending on the tenure of the affordable unit.

The District Council has engaged with local registered providers in respect of likely offers as a percentage of open market value the results are as follows:

Social rent – 45% of open market value

Shared ownership – 65% of open market value

4.3 Development cost

4.3.1 Build cost

It has been suggested to the Council by Roger Tym and Partners that an appropriate build cost would be £85 per square foot (£914.93 per square metre) made up of £65 per square foot for the residential units and a further £20 per square foot for externals.

The most recent large-scale development approved in South Cambridgeshire was for a 950 dwelling extension to Cambourne. As part of this application an extensive viability analysis was undertaken with parties accepting a build cost of £90.62 per square foot (£975.43 per square metre).

The Homes and Communities Agency has shared with the District Council the likely build costs in relation to a relatively small Greenfield site, which is displayed in the table below. As table 6 below includes elements allowed for separately in this

appraisal the Council is only required to consider the cost per square metre in respect of 'house build' and 'prelims'.

The findings are as follows:

- 2 bed – £1,118.57 per square metre (£103.92 per square foot)
- 3 bed – £1,069.77 per square metre (£99.38 per square foot)
- 4 bed – £1,018.02 per square metre (£94.58 per square foot)

Table 7

	2 Bed - 70m2	3 Bed - 86m2	4 Bed - 111m2
Land Value	£10,000	£10,000	£10,000
House Build	£71,300	£85,100	£106,000
Prelims	£7,000	£7,000	£7,000
Fees	£5,000	£5,000	£5,000
Finance Costs	£7,500	£7,500	£8,000
Sales Costs	£2,500	£3,000	£4,000
Overheads	£5,000	£5,000	£5,000
Profit	£15,200	£18,000	£22,000
S106 Contribution	£18,000	£18,000	£18,000
Total Costs	£141,500	£158,600	£185,000

The BCIS 'Comprehensive Building Price book Major Works 29th Edition 2012' outlines the Average building prices based on 1st quarter 2011 estimates. Such costs are in respect of the gross internal floor area and therefore the Council has to have regard for likely cost for external works in addition to these figures.

Table 8

Description	Mean (£ sq.ft)	Regional factor increase	Mean (£m2)	Regional factor increase
Estate housing generally	£74	£76.96	£799	£830.96
Estate housing 2 storey	£72	£74.88	£771	£801.84
Estate housing 3 storey	£78	£81.12	£839	£872.56
Estate housing detached	£77	£80.08	£830	£863.20
Estate housing semi detached generally	£76	£79.04	£813	£845.52
Estate housing semi detached 2 storey	£72	£74.88	£779	£810.16
Estate housing terraced generally	£77	£80.08	£827	£860.08
Estate housing terraced 2 storey	£73	£75.92	£791	£822.64
Estate housing terraced 3 storey	£83	£86.32	£897	£932.88
Flats (apartments) generally	£90	£93.60	£969	£1,007.76
Flats (apartments) 1-2 storey	£82	£85.28	£887	£922.48

Having regard to all of this information, and the varying conditions between sites, the Council has opted for a standard build cost of £1,000 per square metre (£92.90 per square foot).

4.3.2 Sustainability cost

In July 2010 the Government made clear its commitment to ensure that from 2016 new homes can be zero carbon. This is to be achieved by a combination of: Carbon compliance measures, which are undertaken on the individual building or development; and Allowable Solutions, which secure carbon savings away from the site. In pursuit of its commitment, the Government has already tightened Building Regulations, and has made a commitment to tighten them further. However, the Government has recognised that the further change which had previously been proposed, to tighten the carbon compliance standard by 70% from 2016 is particularly challenging and may not be achievable in all cases. This target is equivalent to Code for Sustainable Homes level 4.

Tables 9, 10 and 11 below, taken from the Communities and Local Government paper 'Cost Analysis of The Code for Sustainable Homes' show the estimated 2008 costs of compliance for each level of the Code for the detached house, end terraced house and flat under the medium case scenarios, in all cases it is assumed that no electricity generation from wind turbines is possible at any scale. The results for the mid terrace house are very similar to those for the end terrace and are not presented separately.

Having regard to this information the District Council are proposing to use a sustainability cost of £10,000 per unit. These costs will be reviewed as the Local Plan progresses to ensure that they are fully compatible with emerging policy towards sustainable design and construction standards in the Local Plan.

Table 9

Detached house

CSH Level	Mandatory (£)	Energy (£)	Water (£)	Flexible (£)	Total cost (£)	Cost £ per m ²	Percentage increase on 2006 Building Regs
Medium Case (Market town scenario with medium ecological value and low flood risk)							
1	£490	£275	£0	£0	£765	£7	1%
2	£490	£1,648	£0	£120	£2,258	£19	2%
3	£490	£3,916	£125	£460	£4,991	£43	5%
4	£490	£9,868	£125	£1,250	£11,733	£101	13%
5	£490	£17,132	£2,625	£1,950	£22,197	£191	24%
6	£490	£32,752	£2,625	£2,950	£38,817	£335	43%

Table 10

End of terrace house

CSH Level	Mandatory (£)	Energy (£)	Water (£)	Flexible (£)	Total cost (£)	Cost £ per m ²	Percentage increase on 2006 Building Regs
Medium Case (Market town scenario with medium ecological value and low flood risk)							
1	£490	£275	£0	£30	£795	£8	1%
2	£490	£1,648	£0	£460	£2,598	£26	3%
3	£490	£3,692	£125	£720	£5,027	£50	7%
4	£490	£7,115	£125	£1,760	£9,490	£94	13%
5	£490	£12,353	£2,625	£3,270	£18,738	£186	25%
6	£490	£24,822	£2,625	£3,810	£31,747	£314	42%

Table 11

Flat

CSH Level	Mandatory (£)	Energy (£)	Water (£)	Flexible (£)	Total cost (£)	Cost £ per m ²	Percentage increase on 2006 Building Regs
Medium Case (Market town scenario with medium ecological value and low flood risk)							
1	£0	£275	£0	£10	£285	£5	0%
2	£0	£1,648	£0	£115	£1,763	£30	2%
3	£0	£2,622	£125	£175	£2,922	£50	4%
4	£0	£5,054	£125	£880	£6,059	£103	8%
5	£0	£9,962	£805	£1,500	£12,267	£208	15%
6	£0	£18,596	£805	£1,850	£21,251	£360	27%

4.3.3 Site abnormalities

Certain sites will have abnormal costs based on remediation, demolition, decontamination etc. It is recognised that in many cases the true extent and cost relating to site abnormalities is not known until a full survey has been undertaken. As a result an estimated cost may be used on a site-by-site basis where the SHLAA assessment identifies potential abnormal costs, based on site visits, submission documents and the Council's experience in assessing viability in relation to recent planning applications.

The District Council has used a figure of 5% of the build cost.

4.3.4 Contingency

The District Council has used a figure of 5% contingency to reflect any additional build costs that might arise through the development of the scheme.

4.3.5 Professional fees

The District Council has used 9.5% of the build cost. Whilst advice received by Roger Tym and Partners recommended a figure of 6.5% a further analysis, supported by input from local agents suggested a figure closer to 12.5% should be used. The Council has opted for a medium figure although recognising that the fees related to some sites will be higher and lower than others.

4.3.6 Finance costs

The District Council have used a figure of 8% for finance cost (including the cost of arrangement fee). It is assumed that one third of the total build cost is borrowed at any time and therefore this sum will be multiplied by an assumed build period.

4.3.7 CIL

The District Council is yet to adopt a CIL charging schedule but is aware of the CIL charges being taken forward by neighbouring CIL front running authorities. Having regard to those charges and work being undertaken for the Council's forthcoming CIL charging schedule the figure of £200 per square metre (market units only) will be used for viability testing, without prejudice to its future decisions on the CIL charging schedule.

4.3.8 Planning obligations

The District Council is currently assuming that in addition to CIL planning obligations will still be required from major developments in order to mitigate the site specific (i.e. open space maintenance, community facilities, highways improvements, transport contributions, education facilities).

As the District Council is yet to draft or consult on a planning obligations strategy it is not known what likely level of planning obligations will be required from each scheme.

An analysis of completed legal agreements show, on a s106 contribution on a per dwelling basis, a range of £4,000 per unit and £20,000 per unit.

Based on the housing mix and housing size used, applying a CIL rate of £200 per square metre would generate a contribution equivalent to £10,824 per dwelling. It is therefore considered a reasonable assumption that the residual level of contribution in order to fund onsite and offsite infrastructure will be made up from planning obligations.

As the Council is unable to identify the site-specific requirements, a standard contribution has been applied to cover such facilities and services. The figure used for this purpose is £5,000 per dwelling, without prejudice to the actual s106 contributions which may be justified in relation to sites when planning applications are submitted in future.

4.3.9 Profit

The District Council have applied a figure of 20% as a percentage of the value of the market units

A figure of 6.5% has been used for affordable housing units based on advice received by Roger Tym and Partners. Whilst some agents felt that this was too low and a figure closer to 8% should be included it is worth noting that the HCA Economic Appraisal Tool recommended a figure of 6% against sales value, whereas the 2011 HCA Development Appraisal Tool recommends the use of 6% of build costs.

4.3.10 Agency sales fees

The District Council have applied a figure of 1.5% of the market housing value to cover agency sales fees

4.3.11 Marketing costs

The District Council have applied a figure of 1% of the market housing value to cover marketing costs

4.3.12 Legal fees

The District Council has used a figure of 0.5% of the development land value

4.4 Landowner costs

4.4.1 Landowner finance costs

The District Council have applied a figure of 4% of the residual land value to cover the land owners marketing and legal costs in respect of site disposal to a developer.

4.4.2 Stamp duty land tax

Table 9 below represents the current SDLT that is to be applied to the land value output.

Table 12

Purchase price	SDLT rate
• Up to £125,000	0%
£125,000 to £250,000	1%
£250,000 to £500,000	3%
£500,000 to £1,000,000	4%
Over £1,000,000	5%

5. Conclusion

5.1 Outcome of the assessment

Once the appraisal tool had been run, each of the sites were allocated a viability score to reflect the prospect that housing will be developed on the site at a particular point in time. The appraisal was undertaken against a set of standard assumptions which examined whether there would be an uplift in land value against the assumed existing use. The higher the uplift the more interest is assumed from developers to acquire and build and for the landowner to dispose of the site in the current market. The general outcome of the exercise is that development in the district is viable but that land values in some Parishes may not be high enough in current market conditions to provide for a full level of affordable housing, planning obligations and potential community infrastructure levy payments.

This high level exercise 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.

For strategic scale sites (new settlements and large urban extensions) much depends upon the extent, cost and phasing of the infrastructure to be funded by the development, the amount of housing that can actually be accommodated on site, and the timing of its provision in relation to that of the accompanying infrastructure. Such variables are currently unknown or unclear and so the viability of such sites cannot be appraised at this time. In the following table such sites are marked either as NS for new settlement or identified as a strategic scale development.

Edge of Cambridge SHLAA sites are also excluded and marked EOC in the following table for a number of reasons. First because they are to be subject to consultation as broad locations for possible Green Belt release in the Issue and Options consultation and not as sites for development and second because there is strong evidence of the viability of sites in this location given the nature of the planning obligations agreed for similar sites in Cambridge and the start of development on those sites in recent years.

Category 1 Most viable sites

This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

Having undertaken an assessment of this site the local planning authority 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.

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).

Category 2 Viable sites

This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

Having undertaken an assessment of this site the local planning authority have 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.

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).

Category 3 Less viable sites

This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

Having undertaken an assessment of this site the local planning authority have 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.

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.

Category 4 Least viable sites

This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.

This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to

help ensure site viability would be more significant but could allow development during the plan period.

5.6 Findings table

SHLAA site ID	Parish	Site Address	Viability category
Site 001	Waterbeach	Land off Lode Avenue, Waterbeach	2
Site 002	Longstanton	Green End Farm, Longstanton	4
Site 003	Cottenham	The Redlands, Oakington Road, Cottenham	3
Site 004	Comberton	Land adj (north) to 69 Long Road, Comberton	1
Site 005	Great Shelford	Land off Cambridge Road, Great Shelford	1
Site 006	Impington	Land off Clay Close Lane, Impington	1
Site 007	Over	Land rear of 38 Mill Road, Over	4
Site 008	Swavesey	Land adj to 79 Middlewatch, Swavesey	4
Site 009	Whittlesford	Scutches Farm, High Street, Whittlesford	1
Site 010	Caldecote	Rear of 104 West Drive, Caldecote	3
Site 011	Caldecote	Rear of 10 West Drive, Caldecote	4
Site 012	Barrington	Land between 12 & 22 Shepreth Road, Barrington	1
Site 013	Histon	Land rear of 59 & 61 Cottenham Road, Histon	1
Site 014	Oakington & Westwick	Arcadia Gardens, Oakington	4
Site 015	Linton	1 Horseheath Road, Linton	4
Site 016	Thriplow	The Grain Store, Lodge Road, Thriplow	3
Site 017	Over	Land off Randalls Lane, Over	4
Site 018	Girton	Town End, Duck End, Girton	3
Site 019	Waterbeach	Land adj to 35 Burgess Road, Waterbeach	4
Site 020	Orwell	Land adjacent to Petersfield Primary School, off Hurdleditch Road, Orwell	1
Site 021	Cottenham	Land to the rear of 69 High Street, Cottenham	2
Site 022	Eltisley	Land rear of 28 The Green, Eltisley	4
Site 023	Sawston	Land between 66 & 68 Common Lane, Sawston	1
Site 024	Little Abington	Land north of Bourn Bridge Road (land west of 20 Bourn Bridge Road), Little Abington	3
Site 025	Little Abington	Land south of Bourn Bridge Road (land west of 23 Bourn Bridge Road), Little Abington	4
Site 026	Little Abington	Land south west of Little Abington (land south west of St Marys Church, Church Lane, Little Abington)	3
Site 027	Great Abington	Land east of Great Abington (land east of 17 Pampisford Road, Great Abington)	4
Site 028	Little Abington	Bancroft Farm, Church Lane, Little Abington	2
Site 029	Little Abington	Land to east of Bancroft Farm, Church Lane, Little Abington	3
Site 030	Harston	180 High Street, Harston	4
Site 031	Great Shelford	The Railway Tavern, Station Road, Great Shelford	2
Site 032	Linton	Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)	3
Site 033	Stapleford	Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)	1
Site 034	Balsham	Land west of West Wratting Road, Balsham (land west of Frog Hall, West Wratting Road, Balsham)	2
Site 035	Eltisley	Land south of St Neots Road, Eltisley (land south and west of St John the Baptist Church, St Neots Road, Eltisley)	4
Site 036	Fen Ditton	Land east of Horningsea Road, Fen Ditton (land south and east of 42 Horningsea Road, Fen Ditton)	EOC
Site 037	Fulbourn	Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn	Strategic scale
Site 038	Fulbourn	Land north of Cambridge Road, Fulbourn	1

Site 039	Great Wilbraham	Land at Frog End, Great Wilbraham (land north of 22 Frog End, Great Wilbraham)	1
Site 040	Hauxton	Land north of High Street, Hauxton (land east of 33 High Street, Hauxton)	1
Site 041	Stapleford	Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)	1
Site 043	Waterbeach	Land north of Glebe Road, Waterbeach (land north west of 1 Glebe Road, Waterbeach)	3
Site 044	Sawston	Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)	1
Site 045	Willingham	Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)	4
Site 046	Impington	Land at SCA Packaging Ltd, Villa Road, Impington	1
Site 047	Willingham	Land to the south of Over Road, Willingham	4
Site 048	Swavesey	The Farm, Boxworth End, Swavesey	4
Site 049	Swavesey	Land to east of Boxworth End, Swavesey	4
Site 050	Swavesey	Dairy Farm, 31 Boxworth End, Swavesey	4
Site 051	Fowlmere	Manufacturing Site & Turnbrook, Fowlmere	1
Site 052	Caldecote	72 and 64A West Drive, Highfields Caldecote	2
Site 053	Impington	Mill Lane, Impington	1
Site 054	Cottenham	Land at the rear of 335 High Street, Cottenham	3
Site 055	Meldreth	Land at Whitecroft Road, Meldreth	1
Site 056	Caldecote	Land west of Strympole Way, Highfields Caldecote	3
Site 057	Bourn	Bourn Airfield, Bourn	NS
Site 058	Willingham	Land South of 77 Station Road, Willingham	4
Site 059	Bassingbourn-cum-Kneesworth	North End & Elbourne Way, Bassingbourn	1
Site 060	Fen Ditton	Land south of Shepherds Close, Fen Ditton	EOC
Site 061	Fen Ditton	Land off High Ditch Road, Fen Ditton	EOC
Site 062	Thriplow	Land west of Rectory Farm, Middle Street, Thriplow	1
Site 063	Thriplow	Land east of Farm Lane, Thriplow	1
Site 064	Fen Drayton	Land behind Ridgeleys Farm House, Fen Drayton	4
Site 065	Swavesey	Land abutting Fen Drayton Road, Swavesey	4
Site 066	Bassingbourn-cum-Kneesworth	Land off the Causeway, Bassingbourn	1
Site 067	Oakington & Westwick	Land at Manor Farm Close, Oakington	3
Site 068	Haslingfield	Land west of Hauxton Road, Trumpington	EOC
Site 069	Haslingfield	Land west of Hauxton Road, Trumpington	EOC
Site 070	Dry Drayton	Rear of Searles Meadow, Dry Drayton	2
Site 071	Swavesey	Land south of Hale Road, Swavesey	4
Site 072	Guilden Morden	Land east of Dubbs Knoll Road, Guilden Morden	1
Site 073	Great Wilbraham	Land off Toft Lane, Great Wilbraham	1
Site 074	Fulbourn	Land off Station Road, Fulbourn	1
Site 075	Guilden Morden	Land fronting Dubbs Knoll Road and north of 33 Dubbs Knoll Road, Guilden Morden	1
Site 076	Babraham	Land north of Babraham Road, Sawston	1
Site 077	Fowlmere	Appleacre Park, London Road, Fowlmere	1
Site 078	Bassingbourn-cum-Kneesworth	Land between South End & Spring Lane, Bassingbourn	1
Site 079	Comberton	40 - 48 West Street, Comberton	1
Site 080	Comberton	50 - 54 West Street, Comberton	1
Site 081	Dry Drayton	Warrington Farm, Dry Drayton	3
Site 082	Bourn	Gills Hill Farmyard, Bourn	4
Site 083	Swavesey	Land south of Whitton Close & west of Boxworth End, Swavesey	4
Site 084	Bourn	45 High Street, Bourn	4
Site 085	Bassingbourn-cum-Kneesworth	Next to Walnut Tree Close, North End, Bassingbourn	1
Site 086	Duxford	Maarnford Farm, Hunts Road, Duxford	1

Site 087	Comberton	Land to the rear of 42 Swaynes Lane, Comberton	1
Site 088	Comberton	Land south and east of 42 Swaynes Lane, Comberton	1
Site 089	Waterbeach	Cody Road, Waterbeach	2
Site 090	Waterbeach	Burgess Road, Waterbeach	3
Site 091	Waterbeach	Saberton Close, Waterbeach	3
Site 092	Duxford	The Paddock, End of Mangers Lane, Duxford	1
Site 093	Gamlingay	Land at Mill Road, Gamlingay	4
Site 094	Milton	Land at Fen Road, Cambridge	Gypsy and Traveller site
Site 095	Oakington & Westwick	Rear of Arcadia Gardens, Oakington	4
Site 096	Dry Drayton	Cottons Field, Dry Drayton	2
Site 097	Over	Land at and to the rear of 16 The Lanes, Over	4
Site 098	Teversham	Land to the east of Cherry Hinton Road, Teversham	1
Site 099	Teversham	Land to the south of Pembroke Way, Teversham	1
Site 100	Meldreth	Land north of Gables Close, Meldreth	1
Site 101	Linton	Land to the east of Linton (to the north of Tower View and Balsham Road), Linton	4
Site 102	Linton	Land to the east of Linton (to the east of The Ridgeway and north of Bartlow Road), Linton	2
Site 103	Linton	Land to the east of Linton (land north of Horseheath Road), Linton	3
Site 104	Linton	Land to the east of Linton (land south of Bartlow Road), Linton	3
Site 105	Great Shelford	Land to the south of Addenbrooke's Relief Road, Cambridge	EOC
Site 106	Fowlmere	Land north of London Road, Fowlmere	1
Site 107	Fowlmere	Land west of High Street, Fowlmere	1
Site 108	Fulbourn	Land south of Hinton Road, Fulbourn	1
Site 109	Fulbourn	Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn	2
Site 110	Comberton	Land to the west of Birdlines, Manor Farm, Comberton	1
Site 111	Fulbourn	Land south of Fulbourn Road, Cambridge (full site)	EOC
Site 111	Fulbourn	Land south of Fulbourn Road, Cambridge (smaller site)	EOC
Site 112	Impington	Land r/o 49-71 Impington Lane, Histon	1
Site 113	Cottenham	Land behind Rampton Road/Oakington Road Cottenham	4
Site 114	Impington	Land north of Impington Lane, Impington	1
Site 115	Fen Ditton	Blue Lion PH, 2 Horningsea Road, Fen Ditton	4
Site 116	Sawston	Land Rear of 41 Mill Lane, Sawston	1
Site 117	Gamlingay	Green End Industrial Estate, Green End, Gamlingay	4
Site 118	Harston	Land to the east of Button End and South of Beech Farm Cottages, Harston	1
Site 119	Harston	Land to the north of Church Street, Harston	1
Site 120	Linton	Land East of Linton	Strategic scale
Site 121	Over	Land fronting to both New Road and Station Road, Over	4
Site 122	Fowlmere	Land at Top Close, Fowlmere	1
Site 123	Cottenham	Land off Histon Road, Cottenham	2
Site 124	Cottenham	Cottenham Sawmills, Cottenham	1
Site 125	Cottenham	Cottenham Sawmills, Cottenham	1
Site 126	Sawston	Land at Cambridge Road, Sawston	Strategic scale
Site 127	Over	Land at Mill Road, Over	4
Site 128	Cottenham	Land at Rampton Road, Cottenham	3
Site 129	Cottenham	Land south of Ellis Close and East of Oakington Road, Cottenham	3
Site 130	Melbourn	Land to Rear of Victoria Way, off New Road, Melbourn	1
Site 131	Duxford	Land west and north of Duxford	Strategic scale
Site 132	Milton	The Former EDF Depot & Training Centre, Ely Road, Milton	1
Site 133	Histon	Land at Buxhall Farm, Glebe Way, Histon	1

Site 134	Meldreth	Riding School at land adjacent to Meldreth Manor School, Meldreth	1
Site 135	Carlton, Little Wilbraham & Weston Colville	Land at Six Mile Bottom	NS
Site 136	Fulbourn	Land at Balsham Road, Fulbourn	1
Site 137	Teversham	Land at Fulbourn Road, Teversham	1
Site 138	Over	Land east of Station Road, Over	4
Site 139	Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	1
Site 140	Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	1
Site 141	Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	1
Site 142	Waterbeach	Land north of Poorsfield Road, Waterbeach	2
Site 143	Girton	Land at Cockerton Road, Girton	1
Site 144	Girton	Land at Dodford Lane / High Street, Girton	4
Site 145	Great Shelford	Land at Granhams Farm, Great Shelford	1
Site 146	Great Shelford	Land at Hinton Way, Great Shelford	1
Site 147	Coton	Land opposite Sadlers Close, Whitwell Way, Coton	1
Site 148	Coton	Land opposite Silverdale Avenue, Whitwell Way, Coton	1
Site 149	Great Shelford	Land at Marfleet Close, Great Shelford	1
Site 150	Haslingfield	Land at River Lane, Haslingfield	1
Site 151	Papworth Everard	Papworth Hospital, Papworth Everard	4
Site 152	Linton	Land east of Station Road, Linton	1
Site 153	Sawston	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston	1
Site 154	Sawston	Land at Grove Road / West Way, Dales Manor Business Park, Sawston	1
Site 155	Waterbeach	North side of Bannold Road, Waterbeach	3
Site 156	Balsham	Balsham Buildings, 7 High Street, Balsham	1
Site 157	Willingham	Land to the rear of High Street / George Street, Willingham	4
Site 158	Comberton	Land off Long Road (south of Branch Road), Comberton	1
Site 159	Fen Ditton & Horningsea	Land at Fen Ditton (west of Ditton Lane)	EOC
Site 160	Fen Ditton & Horningsea	Land at Fen Ditton (east of Ditton Lane)	EOC/Strategic scale
Site 161	Fen Ditton	High Street, Fen Ditton	1
Site 162	Fulbourn	Land between Teversham Road and Cow Lane, Fulbourn	1
Site 163	Haslingfield	Land at Barton Road, Haslingfield	1
Site 164	Harston	158 High Street, Harston	3
Site 165	Over	Land off Meadow Lane, Over	4
Site 166	Duxford	Rear of 8 Greenacres, Duxford	1
Site 167	Castle Camps	Land south of Homers Lane & West of High Street, Castle Camps	4
Site 168	Gamlingay	Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)	4
Site 169	Swavesey	Land south of Market Street & at Fenwillow Farm, Swavesey	4
Site 170	Gamlingay	Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)	4
Site 171	Gamlingay	Land off Grays Road, Gamlingay	4
Site 172	Gamlingay	Land rear of Merton Farm, Gamlingay	4
Site 173	Gamlingay	Land off Honey Hill, Gamlingay	4
Site 174	Gamlingay	Land off Green End, Gamlingay	4
Site 175	Foxtton	Moores Farm, Fowlmere Road, Foxtton	1
Site 176	Melbourn	East Farm, Melbourn	1
Site 177	Girton	Land off Oakington Road, Girton	1
Site 178	Sawston	Land east of Sawston	1
Site 179	Whittlesford	Land west of Whittlesford	2

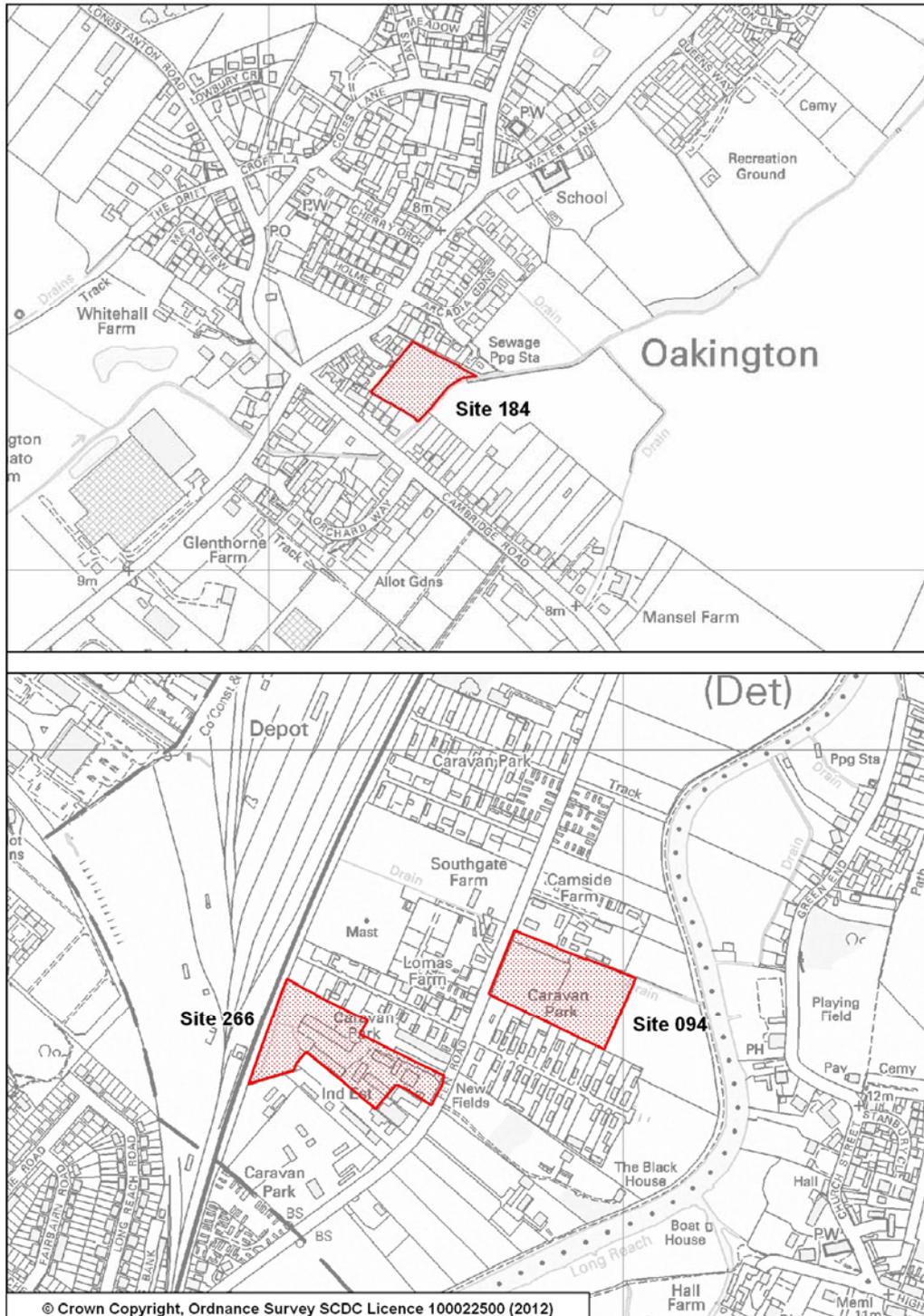
Site 180	Hardwick	Land off St Neots Road, Hardwick	1
Site 181	Comberton	Land to the West of Green End, Comberton	1
Site 182	Over	Land north of New Road, Over	4
Site 184	Oakington & Westwick	<i>Land at Kettles Close, Oakington</i>	Gypsy and Traveller site
Site 185	Oakington & Westwick	Land at Kettles Close, Oakington	4
Site 186	Stapleford	Granta Terrace, Stapleford	1
Site 187	Great Shelford & Stapleford	29 - 35 and 32 London Road, Great Shelford	1
Site 188	Great Shelford	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford	1
Site 189	Waterbeach	Land to the west of Cody Road, Waterbeach	2
Site 190	Waterbeach	Land adjacent to Pieces Lane, Waterbeach	3
Site 191	Meldreth	Land adjacent to Whitecroft Road, Meldreth	1
Site 192	Hauxton	Land to the east of The Lane, Hauxton	1
Site 193	Castle Camps	Bartlow Road, Castle Camps	4
Site 194	Elsworth	Land north of A428, Cambourne	NS
Site 195	Elsworth	Land north and west of Elsworth School, Broad End, Elsworth	4
Site 196	Papworth Everard	Land to east of Ridgeway and north of Old Pine Way, Papworth Everard	Strategic scale
Site 197	Linton	Land adjacent to Back Road, Linton	4
Site 198	Linton	Land adjacent to Balsham Road, Linton	3
Site 199	Linton	Land adjacent to Horseheath Road, Linton	3
Site 200	Linton	Land to the north and south of Long Lane and east of The Grip, Linton	3
Site 201	Linton	Land north of Cambridge Road, Linton	3
Site 202	Waterbeach	Land off Cambridge Road, Waterbeach	3
Site 203	Girton	Land off Duck End, Girton	1
Site 204	Willingham	Land to the rear of Green Street, Willingham	4
Site 205	Great Shelford	Land north-west of 11 Cambridge Road, Great Shelford	1
Site 206	Waterbeach	Land at Bannold Road and Bannold Drove, Waterbeach	3
Site 207	Great Shelford & Stapleford	Land east of Hinton Way, north of Mingle Lane, Great Shelford	1
Site 208	Stapleford	Land to the north of Gog Magog Way, Stapleford	1
Site 209	Steeple Morden	Land north of Bogs Gap Lane, Steeple Morden	3
Site 210	Whittlesford	Land at the rear of Swanns Corner, Mill Lane, Whittlesford	1
Site 211	Great Abington	Land at Pampisford Road / High Street, Great Abington	3
Site 212	Great Shelford	Land east of Hinton Way, Great Shelford	1
Site 213	Fulbourn	Land at east of Court Meadows House, Balsham Road, Fulbourn	1
Site 214	Fulbourn	Land off Home End, Fulbourn	1
Site 215	Barrington	Land north of Glebe Road, Barrington	1
Site 216	Balsham	Land east of Fox Road, Balsham	3
Site 217	Fen Drayton	Land adj to 35 Cootes Lane, Fen Drayton	4
Site 218	Fowlmere	Land at Triangle Farm, Fowlmere	1
Site 219	Bassingbourn-cum-Kneesworth	Land north of Elbourn Way, Bassingbourn	1
Site 220	Bassingbourn-cum-Kneesworth	Land south of Poplar Farm Close & north of Brook Road, Bassingbourn	1
Site 221	Guilden Morden	Land fronting Trap Road, Guilden Morden	1
Site 222	Barton	Land north of 6-14 Comberton Road, Barton	1
Site 223	Barton	Land north of 18 Comberton Road, Barton	1
Site 224	Barton	Land south of Comberton Road, Barton	1
Site 225	Barton	Land to west of Cambridge Road and south of New Road, Barton	1
Site 226	Harston	Land to the rear of 98 - 102 High Street Harston	1
Site 227	Histon & Impington	Land off Villa Road, Histon	1
Site 228	Harston	Land south of 92 High Street, Harston	1

Site 229	Fowlmere	Land opposite 30 Pipers Close and between Applearc Park Caravan site and Lanacre, Fowlmere	1
Site 230	Sawston	Mill Lane, Sawston	1
Site 231	Waterbeach	Land north of Waterbeach	NS
Site 232	Coton & Granchester	Land to the North & South of Barton Road, Cambridge	EOC
Site 233	Foxton	Land west of Station Road (north of Burlington Press), Foxton	1
Site 234	Cottenham	Land at the junction of Long Drove and Beach Road, Cottenham	3
Site 235	Melbourn	36 New Road, Melbourn	3
Site 236	Balsham	Land at Linton Road, Balsham	2
Site 237	Steeple Morden	Land east of Hay Street, Steeple Morden	1
Site 238	Bourn	Bourn Airfield, Bourn	NS
Site 239	Cambourne & Caxton	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)	Strategic Scale
Site 240	Girton	Land at Littleton House, High Street, Girton	1
Site 241	Cottenham	The Woodyard, Cottenham	2
Site 242	Longstanton	Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)	NS
Site 243	Bourn & Caldecote	Land west of Highfields Road & West Drive, Highfields Caldecote	4
Site 244	Longstanton	Land West of Over Road, Longstanton	4
Site 245	Fulbourn	Bird Farm Field, Cambridge Road, Fulbourn	1
Site 246	Longstanton	Land east of B1050, Longstanton (employment allocation)	4
Site 247	Bourn & Caldecote	Land west of Highfields Road, Highfields Caldecote	4
Site 248	Hinxton & Pampisford	Hanley Grange, east of A1301 and west of A11	NS
Site 249	Meldreth	Willow Stables, Whitecroft Road, Meldreth	1
Site 250	Swavesey	Driftwood Farm, Swavesey	4
Site 251	Thriplow & Whittlesford	Land at Heathfield (north of Duxford Airfield)	NS
Site 252	Sawston	Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston	1
Site 253	Stapleford	Land at Gog Magog Way / Haverhill Road, Stapleford	1
Site 254	Fen Ditton	Land between 12 and 28 Horningsea Road, Fen Ditton	EOC
Site 255	Comberton	Land to the East of Bush Close, Comberton	1
Site 256	Over	Land at Station Road, Over	4
Site 257	Longstanton	Land off Clive Hall Drive, Longstanton	4
Site 258	Babraham	Land south of Babraham Road, Sawston	1
Site 259	Willingham	Land Adjacent to 15 Priest Lane, Willingham	4
Site 260	Cottenham	Land at Oakington Road, Cottenham	3
Site 261	Barrington & Haslingfield	Land at Barrington Quarry	NS
Site 262	Stapleford	Land at Hinton Way, Stapleford	1
Site 263	Cottenham	Land to the rear of 34 - 46 Histon Road, Cottenham	2
Site 264	Meldreth	80a High Street, Meldreth	1
Site 265	Elsworth & Knapwell	Land to the north of the A428, Cambourne	NS
Site 266	Milton	<i>Cave Industrial Estate, Chesterton Fen Road, Milton</i>	Gypsy and Traveller site
Site 267	Milton	Cave Industrial Estate, Chesterton Fen Road, Milton	1
Site 268	Hardwick	Toft Road, Hardwick	3
Site 269	Cottenham	Land adjacent to The Woodyard, Cottenham	2
Site 270	Waterbeach	Land off Gibson Close, Waterbeach	2
Site 271	Whittlesford	Land adj to Station Road and Duxford Road, Whittlesford Bridge	1
Site 272	Barrington	Hillside Farm Buildings, Orwell Road, Barrington	1
Site 273	Longstanton	Southwell Farm, Station Road, Longstanton	NS
Site 274	Longstanton, Rampton & Willingham	Land generally to the north and north east of Northstowe adjoining the Cambridgeshire Guided Busway and to the south of Willingham, east of the B1050	NS
Site 275	Oakington & Westwick	Old East Goods Yard, Station Road, Oakington	4

Site 276	Linton	Land adjacent to Paynes Meadow, Linton	2
Site 277	Caldecote	Land to the Rear of 48 - 56 West Drive, Highfields, Caldecote	3
Site 278	Whittlesford Bridge	Highways Agency Depot, Station Road East, Whittlesford	2
Site 279	Willingham	Land at Black Pit Drove / Rampton Road, Willingham	4
Site 280	Balsham	Land behind 10-16 Old House Road, Balsham	2
Site 281	Coton	Land off Silverdale Close, Coton	1
Site 282	Longstanton	Land Off Hatton Road (B1050) Opposite Colesfield Development	4
Site 283	Fulbourn	Land to the south of Fulbourn Road, Cherry Hinton	EOC
Site 284	Great Shelford	Land at Newbury Farm (north east of Barbraham Road Park & Ride), Babraham Road, Shelford Bottom	EOC
Site 285	Duxford	Land adj to 83 Moorfield Road, Whittlesford Bridge	1
Site 286	Duxford	Land adjoining The Green, Duxford	1
Site 287	Swavesey	Land adj to Fen Drayton Road, Swavesey	4
Site 288	Harston	Land north of 70 High Street, Harston	1
Site 289	Harston	Land at and to the rear of 98 - 102 High Street, Harston	1
Site 290	Over	Land east of Mill Road, Over	4
Site 291	Bassingbourn-cum-Kneesworth	Land opposite 68 Spring Lane, Bassingbourn	1
Site 292	Meldreth	Land to the rear of 79 High Street, Meldreth	1
Site 293	Great Abington	104 High Street, Great Abington	2

Appendix 5 - Sites Proposed for Gypsy and Traveller Use

Assessment of these sites has been undertaken using the assessment criteria used to assess site proposals when the Council was preparing a Gypsy and Traveller Development Plan Document.



SITE 266 - LAND AT CAVE INDUSTRIAL ESTATE, CHESTERTON FEN ROAD, MILTON (EDGE OF CAMBRIDGE)

Site Number	266
Location	Milton (Edge of Cambridge)
Site Name / Address	Land at Cave Industrial Estate
Site Size	2 ha.
Current land use	Industrial Estate
Number of Pitches	Up to 35 pitches (number suggested by landowner)

Site Description & Context	<p>The site is on the north-eastern outskirts of Cambridge. Chesterton Fen Road is a long cul-de-sac, which runs roughly northwards from the level crossing over the London to Kings Lynn railway line to a point ending close to the A14.</p> <p>There is development along the length of the western side of Chesterton Fen Road, and most of the eastern side. At the southern end of Chesterton Fen Road there is some industrial and commercial development. To the north and east are a number of permanent traveller pitches, and small paddocks run down to the River Cam. This feature and the meadows and mature planting at Fen Ditton on the far (east) bank give the area a rural character despite the development and proximity to Cambridge.</p> <p>The site lies on the western side of Chesterton Fen Road, towards the southern end, and currently largely comprises a light industrial estate. A pond occupies the south western corner of the site. The western boundary runs adjacent to the railway line and railway sidings. Immediately to the north is a traveller site, with another to the east of it. Immediately to the south are further industrial units.</p> <p>The site is part of a much larger area identified in 'saved' Local Plan 2004 Policy CNF/6 for the development of Gypsy and Traveller pitches.</p> <p>This site has been put forward for consideration in response to the Strategic Housing Land Availability Assessment 'call for sites' by the landowner.</p>
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• TIER 1

1. Relationship to Settlements	
1a. Nearest Centre	Cambridge
1b. Stage in Development Sequence	Edge of Cambridge
1c. Distance to Edge of Nearest Centre	0m
2. Key Social Infrastructure	
2a. Is the site within 2,000 metres of a Primary School?	Yes
2b. Is the site within 2,000 metres of a Doctors Surgery?	Yes
2c. Is the site within 2,000 metres of a Food Shop?	Yes
3. Environmental Constraints	
3a. Is the site within the Green Belt?	No
3b. Does the site comprise Previously Developed Land?	Yes
3c. Is the site within or in close proximity to a valued area?	<p>There is some evidence for Iron Age, Roman and Saxon activity in the vicinity (HER 05539, 05540).</p> <p>There may be Great Crested Newts and reptiles present in the pond on the western part of the site.</p>
3d. Is the site within or in close proximity to a hazardous area?	<p>The site is immediately adjacent to Chesterton sidings and Cambridge – Ely – Kings Lynn railway line, sources of noise and vibration.</p> <p>Possible noise nuisance from industrial uses to the south.</p> <p>Milton sewage treatment works are approximately 730m to the north. The Council's environmental health officers have received numerous complaints regarding malodour from the sewage works but mainly from residents in Milton.</p> <p>No obvious pollution sources on the site. However, the site has been used for light industry and there is potential for contaminated land. Filled ground is located approximately 50m to the south and east of the site, which may be producing gas though this is unlikely to</p>

	affect this site.
<p>3e. Can any of the above be addressed through mitigation or through sensitive design of the site?</p>	<p>The railway and railway sidings related noise and vibration requires careful consideration and impact assessment. There are concerns about the noise impact of these sources and placing noise sensitive receptors into an existing external noisy environment.</p> <p>It is unlikely mitigation measures on the site alone can mitigate railway noise and vibration to provide an acceptable ambient noise environment. Off-site works are outside the control of the development site and section 106 planning obligations may be required.</p> <p>The site is located beyond the 400m waste water treatment works safeguarding area identified around Milton sewage treatment works in the County Council's Minerals and Waste Core Strategy adopted (July 2011). Safeguarding areas are designed to mitigate the potential for adverse environmental impact associated with sewage treatment, and a site beyond this area should be suitable for residential use.</p> <p>Contaminated land is a material consideration that will require investigation and remedial as necessary, but this could be addressed at the planning application stage.</p> <p>If this site is redeveloped a 10m natural buffer should be placed around the pond. Any acoustic noise fencing should avoid enclose the pond.</p>
<ul style="list-style-type: none"> Tier 1 Conclusion 	<p>The site is on the north-eastern outskirts of Cambridge. The site is adjacent to Chesterton sidings and mainline railway line. There are proposals to develop a new interchange in this location, together with stabling facilities for freight trains. Noise and vibration is a material consideration. It is unlikely that mitigation measures on the site alone can provide an acceptable ambient noise environment.</p> <p>The possibility of land contamination may need remediation.</p> <p>The highway authority would seek that the proposed vehicular movements from any</p>

	<p>proposed change of use do not exceed those generated by the existing lawful use. The highway authority is concerned about increasing vehicle movements to this area, as the only access is through a busy urban neighbourhood.</p> <p>The site is in close proximity to 151 existing pitches (125 permanent pitches, 26 pitches undeveloped with permanent consent.) In addition, two sites with 48 temporary pitches, have been tested and have also been subject to consultation in the issues and options 2 report. One unauthorised site was also identified as a rejected option.</p>
<p>Does the site warrant further Assessment?</p>	<p>No</p>

Conclusion: The site fails at tier 1 of the assessment criteria, and does not warrant further assessment.

**SITE 94 - LAND EAST OF CHESTERTON FEN ROAD, MILTON
(EDGE OF CAMBRIDGE)**

Site Number	94
Location	Milton (Edge of Cambridge)
Site Name / Address	Land East of Chesterton Fen Road
Site Size	1.4 ha.
Representation numbers	25659
Current land use	Grassland
Number of Pitches	Up to 25 pitches
Site Description & Context	<p>The site is on the north-eastern outskirts of Cambridge in an area known as Chesterton Fen. Chesterton Fen Road is a long cul-de-sac, which runs roughly northwards from the level crossing over the London to Kings Lynn railway line to a point ending close to the A14. At the southern end of Chesterton Fen Road there is some industrial and commercial development.</p> <p>To the west are further traveller pitches and light industrial areas, and beyond these, the railway sidings. To the east the pitches and small paddocks run down to the River Cam. This feature and the meadows and mature planting at Fen Ditton on the far (east) bank give the area a rural character despite the development and proximity to Cambridge.</p> <p>The site lies to the east of Chesterton Fen Road. There is development along the length of the western side of Chesterton Fen road, and whilst not continuous on the eastern side, development does adjoin the site to the north and the south. The primary land use near this site is Gypsy and Traveller pitches.</p> <p>The site lies at the junction of the 'Bedfordshire and Cambridgeshire Claylands' and 'The Fens' Landscape Character Areas. The surrounding area is generally flat and much of the land is open in character. The local field pattern is of fairly narrow small to medium sized plots and nearly all the development has stayed within the historic boundaries, although the typical boundary hedges and small trees (which can still be seen in some open paddocks to the east) have largely been removed.</p>

	<p>The site lies within the Green Belt. The site itself has an open aspect and offers long views east across to Fen Ditton, and north and south along Chesterton Fen Road, which still retains a semi-rural character due to the views to the river and retained frontage hedges and ditches.</p> <p>This site has been put forward for consideration in response to the Issues and Options 2 consultation, by the landowner.</p>
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• **TIER 1**

1. Relationship to Settlements	
1a. Nearest Centre	Cambridge
1b. Stage in Development Sequence	Edge of Cambridge
1c. Distance to Edge of Nearest Centre	90m
2. Key Social Infrastructure	
2a. Is the site within 2,000 metres of a Primary School?	Yes
2b. Is the site within 2,000 metres of a Doctors Surgery?	Yes
2c. Is the site within 2,000 metres of a Food Shop?	Yes
3. Environmental Constraints	
3a. Is the site within the Green Belt?	Yes
3b. Does the site comprise Previously Developed Land?	No
3c. Is the site within or in close proximity to a valued area?	<p>There is some evidence for Iron Age, Roman and Saxon activity in the vicinity (HER 05539, 05540).</p> <p>The River Cam and its meadows are an important and sensitive location. The Fen Ditton Conservation Area boundary runs along the river and there are a number of Listed Buildings positioned just back from it. There are important views from, across and of the Conservation Area and its historic buildings. Development to the west of the river is largely screened and there is a general feeling of coming out into the country from the city of Cambridge.</p> <p>The River Cam is a County Wildlife Site (CWS) due to it being a major river not grossly</p>

	<p>modified by pollution or canalisation (the supporting text extends to say that land within the river's floodplain should also be considered as part of the CWS). The site's grassland provides an appropriate complementary habitat to the Cam CWS.</p> <p>The site is fronted by a hedge. Whilst not be significant biodiversity value the hedge is one of the last remaining fragments of a possibly longer length of hedge that now appears to have been removed along the road. The hedge would provide nesting habitat for birds.</p>
<p>3d. Is the site within or in close proximity to a hazardous area?</p>	<p>The eastern part of the site (approximately a third of the site) is within Flood Zone 3.</p> <p>The site is a approximately 250m from Chesterton Railway Sidings / Line.</p> <p>Milton Sewage Treatment Works are approximately 650m to the North. The Council's Environmental Health officers have received numerous complaints regarding malodour from the sewage works but mainly from residents in Milton.</p> <p>No obvious pollution sources on the site. However filled ground is located 100m to the south of the site, which may be producing gas though this is unlikely to affect this site.</p>
<p>3e. Can any of the above be addressed through mitigation or through sensitive design of the site?</p>	<p>Development would impact on the openness of the Green Belt and consolidate development on the east side of Chesterton Fen Road. The major impact of the site would be the closure of views to the river and Fen Ditton, and the linking of existing sites, resulting in a continuous frontage of development.</p> <p>A site would need to be carefully sited and designed to minimise impact on the historic environment and County Wildlife Site.</p> <p>According to PPS25 caravans and mobile homes intended for permanent residential use are classified as highly vulnerable, and should not be allocated in Flood Zone 3.</p> <p>Due to an adequate distance separation from the railway sidings, noise is not a concern.</p>

	<p>The site is located beyond the 400m Waste Water Treatment Works Safeguarding Area identified around Milton Sewage Treatment Works in the County Council's Minerals and Waste Core Strategy. Safeguarding Areas are designed to mitigate the potential for adverse environmental impact associated with sewage treatment, and a site beyond this area should be suitable for residential use.</p> <p>Contaminated land is a material consideration that will require investigation and remedial as necessary, but this could be addressed at the planning application stage.</p>
<ul style="list-style-type: none"> • Tier 1 Conclusion 	<p>The site is on the north-eastern outskirts of Cambridge in an area known as Chesterton Fen. The area is located within the Green Belt. Development would impact on the openness of the Green Belt and consolidate development on the east side of Chesterton Fen Road. The River Cam and its meadows are an important and sensitive location.</p> <p>Part of the site is also situated within Flood Zone 3, which would rule it out from further assessment. According to PPS25 caravans and mobile homes intended for permanent residential use are classified as highly vulnerable, and should not be allocated in Flood Zone 3.</p> <p>The possibility of land contamination may need remediation.</p> <p>The only road access to this site is through a major built-up area, over a series of traffic calming measures. The Local Highway Authority would question the suitability of this site for the number of pitches being proposed in addition to the existing levels of development.</p> <p>The site is in close proximity to 151 existing pitches (125 permanent pitches, 26 pitches undeveloped with permanent consent.) In addition, two sites with 48 temporary pitches, have been tested and have also been subject to consultation in the Issues and Options 2 report. One unauthorised site was also identified as a rejected option.</p>
<p>Does the site warrant further</p>	<p>No</p>

Assessment?	
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Conclusion: The site fails at tier 1 of the assessment criteria, and does not warrant further assessment.

SITE 184- LAND AT KETTLES CLOSE (OAKINGTON)	
Site Number	184
Location	Oakington
Site Name / Address	Land at Kettles Close
Site Size	0.6 ha.
Current land use	Engineering depot and farm yard
Number of Pitches	15 pitches (number suggested by landowner)
Site Description & Context	<p>The site is located of the eastern boundary of Oakington, surrounded on three sides by residential development. Garden boundary fences back onto the site, creating a clear edge to the village.</p> <p>The site lies within the Cambridge green belt and forms part of the landscape setting of Oakington. The landscape immediately adjoining the village is characterised with smaller field pattern, which opens up in the wider landscape beyond.</p> <p>The site itself is entirely open. It is currently in use for agricultural business and contracting, with part of the site covered in concrete and hardcore for trailer storage.</p> <p>The site is accessed via a gate from Kettles Close, a small cul-de-sac residential development.</p> <p>This site has been put forward for consideration in response to the strategic housing land availability assessment 'call for sites' by the landowner.</p> <p>The landowner proposes 15 pitches, however the site size is only large enough to accommodate a site of up to 6 pitches.</p>

- **TIER 1**

1. Relationship to Settlements	
1a. Nearest Centre	Oakington
1b. Stage in Development Sequence	Group Village
1c. Distance to Edge of Nearest Centre	0m

2. Key Social Infrastructure	
2a. Is the site within 2,000 metres of a Primary School?	Yes
2b. Is the site within 2,000 metres of a Doctors Surgery?	No
2c. Is the site within 2,000 metres of a Food Shop?	No
3. Environmental Constraints	
3a. Is the site within the Green Belt?	Yes
3b. Does the site comprise Previously Developed Land?	Yes
3c. Is the site within or in close proximity to a valued area?	<p>The site is located in the core of the historic village. Medieval earthworks to the east indicate the location of a hollow way and ridge and furrow traces of medieval agriculture (HER 09210).</p> <p>A number of habitats situated within and immediately adjacent to the site may be of local interest, or may support protected species / priority species or habitats (Section 41 list, Natural Environment and Rural Communities Act 2006). For example, on-site trees and grassland and the adjacent drainage ditches.</p> <p>There may be water voles and reptiles present along Oakington Brook on the eastern boundary of the site, which may also be a possible area for wild flowers as it is relatively undisturbed. Badgers have been found around Oakington.</p>
3d. Is the site within or in close proximity to a hazardous area?	<p>The whole site is currently within flood zone 3.</p> <p>A sewage pumping station is located approximately 10m to the north east. Anglia Water operate a 400 metre cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents.</p> <p>This area of land is currently being used as a contractors yard and there is the potential for contamination of the soil (likely hotspots) from this activity.</p>
3e. Can any of the above be addressed through mitigation or through sensitive design of the site?	According to PPS25 caravans and mobile homes intended for permanent residential use are classified as highly vulnerable, and should not be allocated in flood zone 3.

	<p>The advice of the Environment Agency has been sought on whether any drainage improvements associated with the Northstowe development would impact on flooding at this site. Northstowe will be some years in the future and it is not, at present, known exactly what impact there will be. Modelling will need to be undertaken within the area once measures have been completed. It would be premature to consider any such land allocation prior to completion of any works. As a result the Environment Agency would have to continue to consider this to be flood zone 3 would object in principle to any such proposal to allocate this site.</p> <p>Approximately 45% of the site is within Anglian Water's cordon sanitaire, which operates around the sewage pumping station, and will not be suitable for residential development.</p> <p>Contaminated land is a material consideration that will require investigation and remedial as necessary, but this could be addressed at the planning application stage.</p> <p>The County Council require archaeological works, to be secured by planning condition, in advance of any planning application for change of use.</p> <p>Should this site be allocated within the Gypsy and Traveller DPD, impact on natural habitats / species will need to be duly considered during the planning application process and the land along Oakington Brook should be retained as a natural area.</p>
<ul style="list-style-type: none"> • Tier 1 Conclusion 	<p>The site lies on the eastern edge of Oakington, surrounded on three sides by residential development. It is currently in use for agricultural business and storage.</p> <p>The whole site is currently identified as being within flood zone 3, which would rule it out from further assessment. According to PPS25 caravans and mobile homes intended for permanent residential use are classified as highly vulnerable, and should not be allocated in flood zone 3. The Environment Agency</p>

	<p>would object to the allocation of the site.</p> <p>The site is within the green belt. The site is currently open and development would impact on the landscape setting of the area. There is currently a clear edge to the built-up part of the village.</p> <p>Nearly half of the site is within Anglian Water's cordon sanitaire and will not be suitable for residential development.</p> <p>Oakington currently has relatively poor access to services and facilities, relying on nearby villages for key services such as doctors surgery and food shopping. Therefore a site would not currently meet the site accessibility criteria regarding key services. However, it is in the vicinity of the proposed Northstowe new town, which will provide a greater range of services and facilities</p> <p>Access to the land is only achievable via Kettles Close, a residential cul-de-sac, which is unsuitable.</p>
<p>Does the site warrant further Assessment?</p>	<p>No</p>

Conclusion: The site fails at tier 1 of the assessment criteria, and does not warrant further assessment.

Appendix 6 Officer Assessments of Submitted SHLAA sites (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 nearly 300 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.

Sites on the edge of Cambridge have not been assessed because the Local Plan Issues and Options consultation is to first assess them as broad locations for possible release from the Green Belt. These assessments can be found in Appendix 2 of the Issues and Options Consultation document.

SHLAA site ID	Parish	Site Address
NEW SETTLEMENT		
057	Bourn	Bourn Airfield, Bourn
131	Duxford	Land west and north of Duxford
135	Carlton, Little Wilbraham & Weston Colville	Land at Six Mile Bottom
194	Elsworth	Land north of A428, Cambourne
231	Waterbeach	Land north of Waterbeach
238	Bourn	Bourn Airfield, Bourn
242 Long	stanton	Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)
248	Hinxton & Pampisford	Hanley Grange, east of A1301 and west of A11
251	Thriplow & Whittlesford	Land at Heathfield (north of Duxford Airfield)
261	Barrington & Haslingfield	Land at Barrington Quarry
265	Elsworth & Knapwell	Land to the north of the A428, Cambourne
273 Long	stanton	Southwell Farm, Station Road, Longstanton
274	Longstanton, Rampton & Willingham	Land generally to the north and north east of Northstowe adjoining the Cambridgeshire Guided Busway and to the south of Willingham, east of the B1050
275	Oakington & Westwick	Old East Goods Yard, Station Road, Oakington

SHLAA site ID	Parish	Site Address
RURAL CENTRES		
Cambourne		
239 Camb	ournne & Caxton	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)
Fulbourn		
037 Fulbou	rn	Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn
038	Fulbourn	Land north of Cambridge Road, Fulbourn
074	Fulbourn	Land off Station Road, Fulbourn
108	Fulbourn	Land south of Hinton Road, Fulbourn
109 Fulbou	rn	Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn
136	Fulbourn	Land at Balsham Road, Fulbourn
162 Fulbou	rn	Land between Teversham Road and Cow Lane, Fulbourn
213 Fulbou	rn	Land at east of Court Meadows House, Balsham Road, Fulbourn
214	Fulbourn	Land off Home End, Fulbourn
245	Fulbourn	Bird Farm Field, Cambridge Road, Fulbourn
Great Shelford and Stapleford		
005	Great Shelford	Land off Cambridge Road, Great Shelford
031	Great Shelford	The Railway Tavern, Station Road, Great Shelford
033 Stapleford		Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)
041 Stapleford		Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)
139 Stapleford		Land east of Bar Lane and South of Gog Magog Way, Stapleford
140 Stapleford		Land east of Bar Lane and South of Gog Magog Way, Stapleford
141 Stapleford		Land east of Bar Lane and South of Gog Magog Way, Stapleford
145	Great Shelford	Land at Granhams Farm, Great Shelford
146	Great Shelford	Land at Hinton Way, Great Shelford
149	Great Shelford	Land at Marfleet Close, Great Shelford
186	Stapleford	Granta Terrace, Stapleford
187	Great Shelford & Stapleford	29 - 35 and 32 London Road, Great Shelford
188 Great	Shelford	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford
205 Great	Shelford	Land north-west of 11 Cambridge Road, Great Shelford
207	Great Shelford & Stapleford	Land east of Hinton Way, north of Mingle Lane, Great Shelford
208	Stapleford	Land to the north of Gog Magog Way, Stapleford
212	Great Shelford	Land east of Hinton Way, Great Shelford
253 Stapleford		Land at Gog Magog Way / Haverhill Road, Stapleford
262	Stapleford	Land at Hinton Way, Stapleford
Histon and Impington		
006	Impington	Land off Clay Close Lane, Impington
013	Histon	Land rear of 59 & 61 Cottenham Road, Histon

SHLAA site ID	Parish	Site Address
046	Impington	Land at SCA Packaging Ltd, Villa Road, Impington
053	Impington	Mill Lane, Impington
112	Impington	Land r/o 49-71 Impington Lane, Histon
114	Impington	Land north of Impington Lane, Impington
133	Histon	Land at Buxhall Farm, Glebe Way, Histon
227	Histon & Impington	Land off Villa Road, Histon
Sawston		
023	Sawston	Land between 66 & 68 Common Lane, Sawston
044 Sawston	n	Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)
076	Babraham	Land north of Babraham Road, Sawston
116	Sawston	Land Rear of 41 Mill Lane, Sawston
126	Sawston	Land at Cambridge Road, Sawston
153 Sawston	n	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston
154 Sawston	n	Land at Grove Road / West Way, Dales Manor Business Park, Sawston
178	Sawston	Land east of Sawston
230	Sawston	Mill Lane, Sawston
252 Sawston	n	Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston
258	Babraham	Land south of Babraham Road, Sawston
MINOR RURAL CENTRES		
Cottenham		
003	Cottenham	The Redlands, Oakington Road, Cottenham
021	Cottenham	Land to the rear of 69 High Street, Cottenham
054	Cottenham	Land at the rear of 335 High Street, Cottenham
113 Cottenham	am	Land behind Rampton Road/Oakington Road Cottenham
123	Cottenham	Land off Histon Road, Cottenham
124	Cottenham	Cottenham Sawmills, Cottenham
125	Cottenham	Cottenham Sawmills, Cottenham
128	Cottenham	Land at Rampton Road, Cottenham
129 Cottenham	am	Land south of Ellis Close and East of Oakington Road, Cottenham
234 Cottenham	am	Land at the junction of Long Drove and Beach Road, Cottenham
241	Cottenham	The Woodyard, Cottenham
260	Cottenham	Land at Oakington Road, Cottenham
263 Cottenham	am	Land to the rear of 34 - 46 Histon Road, Cottenham
269	Cottenham	Land adjacent to The Woodyard, Cottenham
Gamlingay		
093	Gamlingay	Land at Mill Road, Gamlingay
117 Gamlingay	ay	Green End Industrial Estate, Green End, Gamlingay
168 Gamlingay	ay	Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)
170 Gamlingay	ay	Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)
171	Gamlingay	Land off Grays Road, Gamlingay
172	Gamlingay	Land rear of Merton Farm, Gamlingay
173	Gamlingay	Land off Honey Hill, Gamlingay
174	Gamlingay	Land off Green End, Gamlingay

SHLAA site ID	Parish	Site Address
Linton		
015	Linton	1 Horseheath Road, Linton
032 Linton		Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)
101 Linton		Land to the east of Linton (to the north of Tower View and Balsham Road), Linton
102 Linton		Land to the east of Linton (to the east of The Ridgeway and north of Bartlow Road), Linton
103 Linton		Land to the east of Linton (land north of Horseheath Road), Linton
104 Linton		Land to the east of Linton (land south of Bartlow Road), Linton
120	Linton	Land East of Linton
152	Linton	Land east of Station Road, Linton
197	Linton	Land adjacent to Back Road, Linton
198	Linton	Land adjacent to Balsham Road, Linton
199	Linton	Land adjacent to Horseheath Road, Linton
200 Linton		Land to the north and south of Long Lane and east of The Grip, Linton
201	Linton	Land north of Cambridge Road, Linton
276	Linton	Land adjacent to Paynes Meadow, Linton
Melbourn		
130 Melbourn		Land to Rear of Victoria Way, off New Road, Melbourn
176	Melbourn	East Farm, Melbourn
235	Melbourn	36 New Road, Melbourn
Papworth Everard		
151	Papworth Everard	Papworth Hospital, Papworth Everard
196 Papworth Everard		Land to east of Ridgeway and north of Old Pine Way, Papworth Everard
Waterbeach		
001	Waterbeach	Land off Lode Avenue, Waterbeach
019	Waterbeach	Land adj to 35 Burgess Road, Waterbeach
043 Waterbeach		Land north of Glebe Road, Waterbeach (land north west of 1 Glebe Road, Waterbeach)
089 Waterbeach		Cody Road, Waterbeach
090	Waterbeach	Burgess Road, Waterbeach
091	Waterbeach	Saberton Close, Waterbeach
142	Waterbeach	Land north of Poorsfield Road, Waterbeach
155	Waterbeach	North side of Bannold Road, Waterbeach
189	Waterbeach	Land to the west of Cody Road, Waterbeach
190	Waterbeach	Land adjacent to Pieces Lane, Waterbeach
202	Waterbeach	Land off Cambridge Road, Waterbeach
206 Waterbeach		Land at Bannold Road and Bannold Drove, Waterbeach
270	Waterbeach	Land off Gibson Close, Waterbeach
Willingham		
045 Willingham		Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)
047	Willingham	Land to the south of Over Road, Willingham
058	Willingham	Land South of 77 Station Road, Willingham
157 Willingham		Land to the rear of High Street / George Street, Willingham
204	Willingham	Land to the rear of Green Street, Willingham
259	Willingham	Land Adjacent to 15 Priest Lane, Willingham

SHLAA site ID	Parish	Site Address
279 Willingham	Willingham	Land at Black Pit Drove / Rampton Road, Willingham
BETTER SERVED GROUP VILLAGES		
Bassingbourn		
059	Bassingbourn-cum-Kneesworth	North End & Elbourne Way, Bassingbourn
066	Bassingbourn-cum-Kneesworth	Land off the Causeway, Bassingbourn
078	Bassingbourn-cum-Kneesworth	Land between South End & Spring Lane, Bassingbourn
085	Bassingbourn-cum-Kneesworth	Next to Walnut Tree Close, North End, Bassingbourn
219	Bassingbourn-cum-Kneesworth	Land north of Elbourn Way, Bassingbourn
220	Bassingbourn-cum-Kneesworth	Land south of Poplar Farm Close & north of Brook Road, Bassingbourn
291	Bassingbourn-cum-Kneesworth	Land opposite 68 Spring Lane, Bassingbourn
Comberton		
004	Comberton	Land adj (north) to 69 Long Road, Comberton
079	Comberton	40 - 48 West Street, Comberton
080	Comberton	50 - 54 West Street, Comberton
087	Comberton	Land to the rear of 42 Swaynes Lane, Comberton
088 Comb	erton	Land south and east of 42 Swaynes Lane, Comberton
110 Comb	erton	Land to the west of Birdlines, Manor Farm, Comberton
158 Comb	erton	Land off Long Road (south of Branch Road), Comberton
181	Comberton	Land to the West of Green End, Comberton
255	Comberton	Land to the East of Bush Close, Comberton
Girton		
018	Girton	Town End, Duck End, Girton
143	Girton	Land at Cockerton Road, Girton
144	Girton	Land at Dodford Lane / High Street, Girton
177	Girton	Land off Oakington Road, Girton
203	Girton	Land off Duck End, Girton
240	Girton	Land at Littleton House, High Street, Girton
Milton		
132 Milton		The Former EDF Depot & Training Centre, Ely Road, Milton
267 Milton		Cave Industrial Estate, Chesterton Fen Road, Milton
Swavesey		
008	Swavesey	Land adj to 79 Middlewatch, Swavesey
048	Swavesey	The Farm, Boxworth End, Swavesey
049	Swavesey	Land to east of Boxworth End, Swavesey
050	Swavesey	Dairy Farm, 31 Boxworth End, Swavesey
065	Swavesey	Land abutting Fen Drayton Road, Swavesey
071 Swavesey		Land south of Hale Road, Swavesey
083 Swavesey		Land south of Whitton Close & west of Boxworth End, Swavesey
169 Swavesey		Land south of Market Street & at Fenwillow Farm, Swavesey
250	Swavesey	Driftwood Farm, Swavesey

SHLAA site ID	Parish	Site Address
287	Swavesey	Land adj to Fen Drayton Road, Swavesey
GROUP VILLAGES		
Balsham		
034 Balsha	m	Land west of West Wrattling Road, Balsham (land west of Frog Hall, West Wrattling Road, Balsham)
156	Balsham	Balsham Buildings, 7 High Street, Balsham
216	Balsham	Land east of Fox Road, Balsham
236	Balsham	Land at Linton Road, Balsham
280	Balsham	Land behind 10-16 Old House Road, Balsham
Barrington		
012	Barrington	Land between 12 & 22 Shepreth Road, Barrington
215	Barrington	Land north of Glebe Road, Barrington
272	Barrington	Hillside Farm Buildings, Orwell Road, Barrington
Barton		
222	Barton	Land north of 6-14 Comberton Road, Barton
223	Barton	Land north of 18 Comberton Road, Barton
224	Barton	Land south of Comberton Road, Barton
225 Barton		Land to west of Cambridge Road and south of New Road, Barton
Bourn		
082	Bourn	Gills Hill Farmyard, Bourn
084	Bourn	45 High Street, Bourn
Caldecote		
010	Caldecote	Rear of 104 West Drive, Caldecote
011	Caldecote	Rear of 10 West Drive, Caldecote
052	Caldecote	72 and 64A West Drive, Highfields Caldecote
056	Caldecote	Land west of Strympole Way, Highfields Caldecote
243	Bourn & Caldecote	Land west of Highfields Road & West Drive, Highfields Caldecote
247	Bourn & Caldecote	Land west of Highfields Road, Highfields Caldecote
277 Cald	ecote	Land to the Rear of 48 - 56 West Drive, Highfields, Caldecote
Castle Camps		
167 Ca	stle Camps	Land south of Homers Lane & West of High Street, Castle Camps
193	Castle Camps	Bartlow Road, Castle Camps
Coton		
147	Coton	Land opposite Sadlers Close, Whitwell Way, Coton
148 Coton		Land opposite Silverdale Avenue, Whitwell Way, Coton
281	Coton	Land off Silverdale Close, Coton
Dry Drayton		
070	Dry Drayton	Rear of Searles Meadow, Dry Drayton
081	Dry Drayton	Warrington Farm, Dry Drayton
096	Dry Drayton	Cottons Field, Dry Drayton
Duxford		
086	Duxford	Maarnford Farm, Hunts Road, Duxford
092	Duxford	The Paddock, End of Mangers Lane, Duxford
166	Duxford	Rear of 8 Greenacres, Duxford
286	Duxford	Land adjoining The Green, Duxford
Elsworth		
195 Elsw	rth	Land north and west of Elsworth School, Broad End, Elsworth

SHLAA site ID	Parish	Site Address
Eltisley		
022	Eltisley	Land rear of 28 The Green, Eltisley
035 Eltisley		Land south of St Neots Road, Eltisley (land south and west of St John the Baptist Church, St Neots Road, Eltisley)
Fen Ditton		
115	Fen Ditton	Blue Lion PH, 2 Horningsea Road, Fen Ditton
Fen Drayton		
064	Fen Drayton	Land behind Ridgeleys Farm House, Fen Drayton
217	Fen Drayton	Land adj to 35 Cootes Lane, Fen Drayton
Fowlmere		
051	Fowlmere	Manufacturing Site & Turnbrook, Fowlmere
077	Fowlmere	Appleacre Park, London Road, Fowlmere
106	Fowlmere	Land north of London Road, Fowlmere
107	Fowlmere	Land west of High Street, Fowlmere
122	Fowlmere	Land at Top Close, Fowlmere
218	Fowlmere	Land at Triangle Farm, Fowlmere
229 Fowlm	ere	Land opposite 30 Pipers Close and between Appleacre Park Caravan site and Lanacre, Fowlmere
Foxton		
175	Foxton	Moore's Farm, Fowlmere Road, Foxton
233 Foxton		Land west of Station Road (north of Burlington Press), Foxton
Great Abington		
027 Great	Abington	Land east of Great Abington (land east of 17 Pampisford Road, Great Abington)
211 Great	Abington	Land at Pampisford Road / High Street, Great Abington
293	Great Abington	104 High Street, Great Abington
Great Wilbraham		
039 Great	Wilbraham	Land at Frog End, Great Wilbraham (land north of 22 Frog End, Great Wilbraham)
073	Great Wilbraham	Land off Toft Lane, Great Wilbraham
Guilden Morden		
072	Guilden Morden	Land east of Dubbs Knoll Road, Guilden Morden
075 Guilde	n Morden	Land fronting Dubbs Knoll Road and north of 33 Dubbs Knoll Road, Guilden Morden
221	Guilden Morden	Land fronting Trap Road, Guilden Morden
Hardwick		
180	Hardwick	Land off St Neots Road, Hardwick
268	Hardwick	Toft Road, Hardwick
Harston		
030	Harston	180 High Street, Harston
118 Harston		Land to the east of Button End and South of Beech Farm Cottages, Harston
119	Harston	Land to the north of Church Street, Harston
164	Harston	158 High Street, Harston
226	Harston	Land to the rear of 98 - 102 High Street Harston
228	Harston	Land south of 92 High Street, Harston
288	Harston	Land north of 70 High Street, Harston
289 Harston		Land at and to the rear of 98 - 102 High Street, Harston
Haslingfield		

SHLAA site ID	Parish	Site Address
150	Haslingfield	Land at River Lane, Haslingfield
163	Haslingfield	Land at Barton Road, Haslingfield
Hauxton		
040 Hauxton		Land north of High Street, Hauxton (land east of 33 High Street, Hauxton)
192	Hauxton	Land to the east of The Lane, Hauxton
Little Abington		
024 Little	Abington	Land north of Bourn Bridge Road (land west of 20 Bourn Bridge Road), Little Abington
025 Little	Abington	Land south of Bourn Bridge Road (land west of 23 Bourn Bridge Road), Little Abington
026 Little	Abington	Land south west of Little Abington (land south west of St Marys Church, Church Lane, Little Abington)
028	Little Abington	Bancroft Farm, Church Lane, Little Abington
029 Little	Abington	Land to east of Bancroft Farm, Church Lane, Little Abington
Longstanton		
002	Longstanton	Green End Farm, Longstanton
244 Long	stanton	Land West of Over Road, Longstanton
246 Long	stanton	Land east of B1050, Longstanton (employment allocation)
257	Longstanton	Land off Clive Hall Drive, Longstanton
282 Long	stanton	Land Off Hatton Road (B1050) Opposite Colesfield Development
Meldreth		
055	Meldreth	Land at Whitecroft Road, Meldreth
100	Meldreth	Land north of Gables Close, Meldreth
134 Meldreth		Riding School at land adjacent to Meldreth Manor School, Meldreth
191	Meldreth	Land adjacent to Whitecroft Road, Meldreth
249	Meldreth	Willow Stables, Whitecroft Road, Meldreth
264	Meldreth	80a High Street, Meldreth
292	Meldreth	Land to the rear of 79 High Street, Meldreth
Oakington		
014	Oakington & Westwick	Arcadia Gardens, Oakington
067	Oakington & Westwick	Land at Manor Farm Close, Oakington
095	Oakington & Westwick	Rear of Arcadia Gardens, Oakington
185	Oakington & Westwick	Land at Kettles Close, Oakington
Orwell		
020 Orwell		Land adjacent to Petersfield Primary School, off Hurdleditch Road, Orwell
Over		
007	Over	Land rear of 38 Mill Road, Over
017	Over	Land off Randalls Lane, Over
097	Over	Land at and to the rear of 16 The Lanes, Over
121 Over		Land fronting to both New Road and Station Road, Over
127	Over	Land at Mill Road, Over
138	Over	Land east of Station Road, Over
165	Over	Land off Meadow Lane, Over
182	Over	Land north of New Road, Over
256	Over	Land at Station Road, Over
290	Over	Land east of Mill Road, Over
Steeple Morden		
209	Steeple Morden	Land north of Bogs Gap Lane, Steeple Morden

SHLAA site ID	Parish	Site Address
237	Steeple Morden	Land east of Hay Street, Steeple Morden
Teversham		
098	Teversham	Land to the east of Cherry Hinton Road, Teversham
099	Teversham	Land to the south of Pembroke Way, Teversham
137	Teversham	Land at Fulbourn Road, Teversham
Thriplow		
016	Thriplow	The Grain Store, Lodge Road, Thriplow
062	Thriplow	Land west of Rectory Farm, Middle Street, Thriplow
063	Thriplow	Land east of Farm Lane, Thriplow
Whittlesford & Whittlesford Bridge		
009	Whittlesford	Scutches Farm, High Street, Whittlesford
179	Whittlesford	Land west of Whittlesford
210	Whittlesford	Land at the rear of Swanns Corner, Mill Lane, Whittlesford
271	Whittlesford	Land adj to Station Road and Duxford Road, Whittlesford Bridge
278	Whittlesford	Highways Agency Depot, Station Road East, Whittlesford
285	Duxford	Land adj to 83 Moorfield Road, Whittlesford Bridge

Edge of Cambridge Sites (jointly assessed with Cambridge City Council)

Note: the following sites on the edge of Cambridge have not yet been subject to assessment because the Local Plan Issues and Options consultation is to first assess them as broad locations for possible release from the Green Belt. Assessments as broad locations can be found in Appendix 2 of the Issues and Options Consultation document.

SHLAA site ID	Parish	Site Address
068	Haslingfield	Land west of Hauxton Road, Trumpington
069	Haslingfield	Land west of Hauxton Road, Trumpington
105	Great Shelford	Land to the south of Addenbrooke's Relief Road, Cambridge
111	Fulbourn	Land south of Fulbourn Road, Cambridge
232	Coton & Granchester	Land to the North & South of Barton Road, Cambridge
283	Fulbourn	Land to the south of Fulbourn Road, Cherry Hinton
284	Great Shelford	Land at Newbury Farm (north east of Barbraham Road Park & Ride), Babraham Road, Shelford Bottom
036	Fen Ditton	Land east of Horningsea Road, Fen Ditton (land south and east of 42 Horningsea Road, Fen Ditton)
060	Fen Ditton	Land south of Shepherds Close, Fen Ditton
061	Fen Ditton	Land off High Ditch Road, Fen Ditton
159	Fen Ditton & Horningsea	Land at Fen Ditton (west of Ditton Lane)
160	Fen Ditton & Horningsea	Land at Fen Ditton (east of Ditton Lane)
161	Fen Ditton	High Street, Fen Ditton
254	Fen Ditton	Land between 12 and 28 Horningsea Road, Fen Ditton

Gypsy and Traveller Sites

The assessment of these sites can be found in Appendix 5.

SHLAA site ID	Parish	Site Address
094	Milton	Land at Fen Road, Cambridge
184	Oakington & Westwick	Land at Kettles Close, Oakington
266	Milton	Cave Industrial Estate, Chesterton Fen Road, Milton

Appendix 7 - Officer Assessment of Potential Housing Delivery at Submitted SHLAA sites

Appendix 7

SHLAA Site Number	Site Address	Site Size	Notional Dwelling Capacity	Deliverable	Notes
				Developable	Including all sites currently in the Green Belt
EDGE OF CAMBRIDGE - consulting on broad locations only for Issues & Options 1.					Officer Assessment of Potential Housing Capacity of Submitted SHLAA sites
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	12,750	
Site 231	Land north of Waterbeach (MOD Area)	466.00	7,456	
Site 231	Land north of Waterbeach (Built Barracks Area)	58.15	930	

Unlikely to be fully achievable in plan period
May not be fully achievable in plan period

	963
<i>figure takes larger of the 2 Bourn Airfield Sites -</i>	16,250
TOTAL	17,213

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	
				0
				2,250
TOTAL				2,250

Fulbourn

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

Great Shelford & Stapleford

Site 186	Granta Terrace, Stapleford	1.63	33	
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

Appendix 7

SHLAA Site Number	Site Address	Site Size	Notional Dwelling Capacity	Deliverable
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Notes

Histon & Impington

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	

	68
	283
TOTAL	351

Sawston

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	

	377
	483
TOTAL	860

Appendix 7

SHLAA Site Number	Site Address	Site Size	Notional Dwelling Capacity	Deliverable
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Notes

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	

	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 130	Land to Rear of Victoria Way, off New Road, Melbourn	2.29	52	
Site 235	36 New Road, Melbourn	0.71	14	

	66
	0
TOTAL	66

Papworth Everard

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

Appendix 7

SHLAA Site Number	Site Address	Site Size	Notional Dwelling Capacity	Deliverable	Notes
Waterbeach					
Site 089	Cody Road, Waterbeach	1.86	50		
Site 155	North side of Bannold Road, Waterbeach	1.43	29		
Site 189	Land to the west of Cody Road, Waterbeach	1.86	50		Same site as 089
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		
			115		
			22		
		TOTAL	137		
Willingham					
Site 045 (part)	Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)	2.12	48		
Site 204	Land to the rear of Green Street, Willingham	2.60	39		
			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 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		
			0		
			301		
		TOTAL	301		

Appendix 7

SHLAA Site Number	Site Address	Site Size	Notional Dwelling Capacity	Deliverable
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	
Longstanton				
Site 002	Green End Farm, Longstanton	2.39	54	
Site 244	Land West of Over Road, Longstanton	4.08	92	
Site 246	Land east of B1050, Longstanton (employment allocation)	6.53	147	
			293	
			0	
		TOTAL	293	
Over				
Site 127	Land at Mill Road, Over	1.59	43	
			43	
			0	
		TOTAL	43	
Balsham				
Site 156	Balsham Buildings, 7 High Street	0.83	22	
			22	
			0	
		TOTAL	22	
Duxford				
Site 086	Maarnford Farm, Hunts Road	1.66	45	
Site 166	Rear of 8 Greenacres	1.16	23	
			68	
			0	
		TOTAL	68	
Fen Ditton				
Site 115	Blue Lion PH, 2 Horningsea Road	0.38	9	
			9	
			0	
		TOTAL	9	
Fen Drayton				
Site 064	Land behind Ridgeleys Farm House	0.75	20	
			20	
			0	
		TOTAL	20	
Fowlmere				
Site 051	Manufacturing Site & Turnbrook	2.22	50	
			50	
			0	
		TOTAL	50	
Foxton				
Site 175	Moores Farm, Fowlmere Road	0.69	14	
			14	
			0	
		TOTAL	14	

Notes

Appendix 7

SHLAA Site Number	Site Address	Site Size	Notional Dwelling Capacity	Deliverable
Harston				
Site 164	158 High Street	0.71	14	
			14	
			0	
		TOTAL	14	
Orwell				
Site 020	Land adjacent to Petersfield Primary School	3.14	55	
			55	
			0	
		TOTAL	55	

Notes

SUMMARY TABLES

New Settlements		963
<i>figure takes larger of the 2 Bourn Airfield Sites -</i>		16,250
	TOTAL	17,213

Village Total		2,091
		3,949
	TOTAL	6,040

Rural Centres		493
		3,321
	TOTAL	3,814

Minor Rural Centres		793
		186
	TOTAL	979

Group Villages		805
		442
	TOTAL	1,247

Total	23,253
Deliverable	3,054
Developable	20,199

Strategic Housing Land Availability Assessment (SHLAA)
Proforma Errata

Published 14/08/2012 Updated 23/01/2013

The Council has noticed a number of errata in the SHLAA site assessments as follows. These relate to matters which should have been corrected before publication.

14/08/2012 UPDATES:

SAWSTON		
Settlement	Original text	New Text
Site Option 6, SHLAA site 153 Land at former Marley Tile Site, Dales Manor Business Park	Tier 2 'Can any issues be mitigated'	Tier 2 'Can any issues be mitigated'
	No	Uncertain
	Tier 2 'Does the site warrant further assessment?'	Tier 2 'Does the site warrant further assessment?'
	No	Yes
	Tier 3 'Potential suitability conclusion'	Tier 3 'Potential suitability conclusion'
	The site is not potentially capable of providing residential development taking account of site factors and constraints including noise from the adjoining industrial estate	The site is potentially capable of providing residential development taking account of site factors and constraints including noise from the adjoining industrial estate
	Tier 3 'Site Assessment Conclusion'	Tier 3 'Site Assessment Conclusion'
	Site unlikely to have any development potential. Redevelopment would be contrary to policy ET/6 which resists loss of employment within village framework boundaries unless there is a lack of demand, the public benefits outweigh the loss (of) employment opportunities, or the existing use generates environmental problems.	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.

SAWSTON		
Settlement	Original text	New Text
Site Option 7, SHLAA site 154, Land at Grove Road / West Way, Dales Manor Business Park	Tier 2 'Can any issues be mitigated'	Tier 2 'Can any issues be mitigated'
	No	Uncertain
	Tier 2 'Does the site warrant further assessment?'	Tier 2 'Does the site warrant further assessment?'
	No	Yes
	Tier 3 'Potential suitability conclusion'	Tier 3 'Potential suitability conclusion'
	The site is not potentially capable of providing residential development taking account of site factors and constraints including noise from the adjoining industrial estate	The site is potentially capable of providing residential development taking account of site factors and constraints including noise from the adjoining industrial estate
	Tier 3 'Site Assessment Conclusion'	Tier 3 'Site Assessment Conclusion'
	Site unlikely to have any development potential. Redevelopment would be contrary to policy ET/6 which resists loss of employment within village framework boundaries unless there is a lack of demand, the public benefits outweigh the loss (of) employment opportunities, or the existing use generates environmental problems.	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.

COTTENHAM		
Settlement	Original text	New Text
Site Option 27, SHLAA site 124, Cottenham Sawmills, Cottenham	Tier 3 'Potential suitability conclusion'	Tier 3 'Potential suitability conclusion'
	The site is not potentially capable of providing residential development taking account of site factors and constraints.	The site is potentially capable of providing residential development taking account of site factors and constraints.
	Tier 3 'Site Assessment Conclusion'	Tier 3 'Site Assessment Conclusion'
	Site with no development potential.	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.

LINTON		
Settlement	Original text	New Text
Site Option 29, SHLAA site 152, Land east of Station Road, Linton	Tier 3 'Site Assessment Conclusion'	Tier 3 '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	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.

GAMLINGAY		
Settlement	Original text	New Text
Site Option 32, SHLAA site 171 (part) Land off Grays Road, Gamlingay	Tier 3 'Site Assessment Conclusion' Site potentially suitable for development. 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	Tier 3 '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.
Site Option 33, SHLAA site 117 Green End Industrial Estate, Green End, Gamlingay	Tier 3 'Site Assessment Conclusion' Site potentially suitable for development. 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	Tier 3 '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.
Site Option 34, SHLAA site 093 Land at Mill Road, Gamlingay	Tier 3 'Site Assessment Conclusion' Site potentially suitable for development. 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	Tier 3 '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.

GIRTON		
Settlement	Original text	New Text
Site Option 40, SHLAA site 143 Land at Cockerton Road, Girton	Tier 3 '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.	Tier 3 '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.

WATERBEACH		
Settlement	Original text	New Text
Site Option 51, SHLAA site 001 Land off Lode Avenue, Waterbeach	Tier 3 '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.	Tier 3 '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.

14/08/2012 UPDATES:

BOURN AIRFIELD (NEW SETTLEMENT)		
Settlement	Original text	New Text
Site Option 5, SHLAA sites 57 and 238, Bourn Airfield	Tier 3 '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.	Tier 3 '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.

HISTON & IMPINGTON		
Settlement	Original text	New Text
Site Option 13, SHLAA site 133, Land at Buxhall Farm, Glebe Way, Histon	Tier 3 '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.	Tier 3 '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.

23/01/2013 UPDATE:

HISTON & IMPINGTON		
Settlement	Original text	New Text
SHLAA site 227, Land off Villa Road, Histon	Tier 1 Strategic Considerations Conclusion Approximately 4/5ths of the site is within Flood Zones 2 and 3, which will reduce the developable area, although there is sufficient land remaining for development.	Tier 1 Strategic Considerations Conclusion Approximately 4/5ths of the site is within Flood Zones 2 and 3, which will reduce the developable area to a small area unsuitable for development.
	Tier 1 'Does the site warrant further assessment?' Yes	Tier 1 'Does the site warrant further assessment?' No
	Tier 3 'Capacity' Developable area 2.66 ha.	Tier 3 'Capacity' Developable area None (0.7 ha. if unconstrained)
	Tier 3 'Capacity' Site capacity 106 dwellings	Tier 3 'Capacity' Site capacity 28 dwellings
	Tier 3 'Potential suitability conclusion' The site is potentially capable of providing residential development taking account of site factors and constraints.	Tier 3 'Potential suitability conclusion' The site is not potentially capable of providing residential development taking account of site factors and constraints.

	<p>Tier 3 '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>	<p>Tier 3 'Site Assessment Conclusion'</p> <p>Site with no development potential.</p>
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