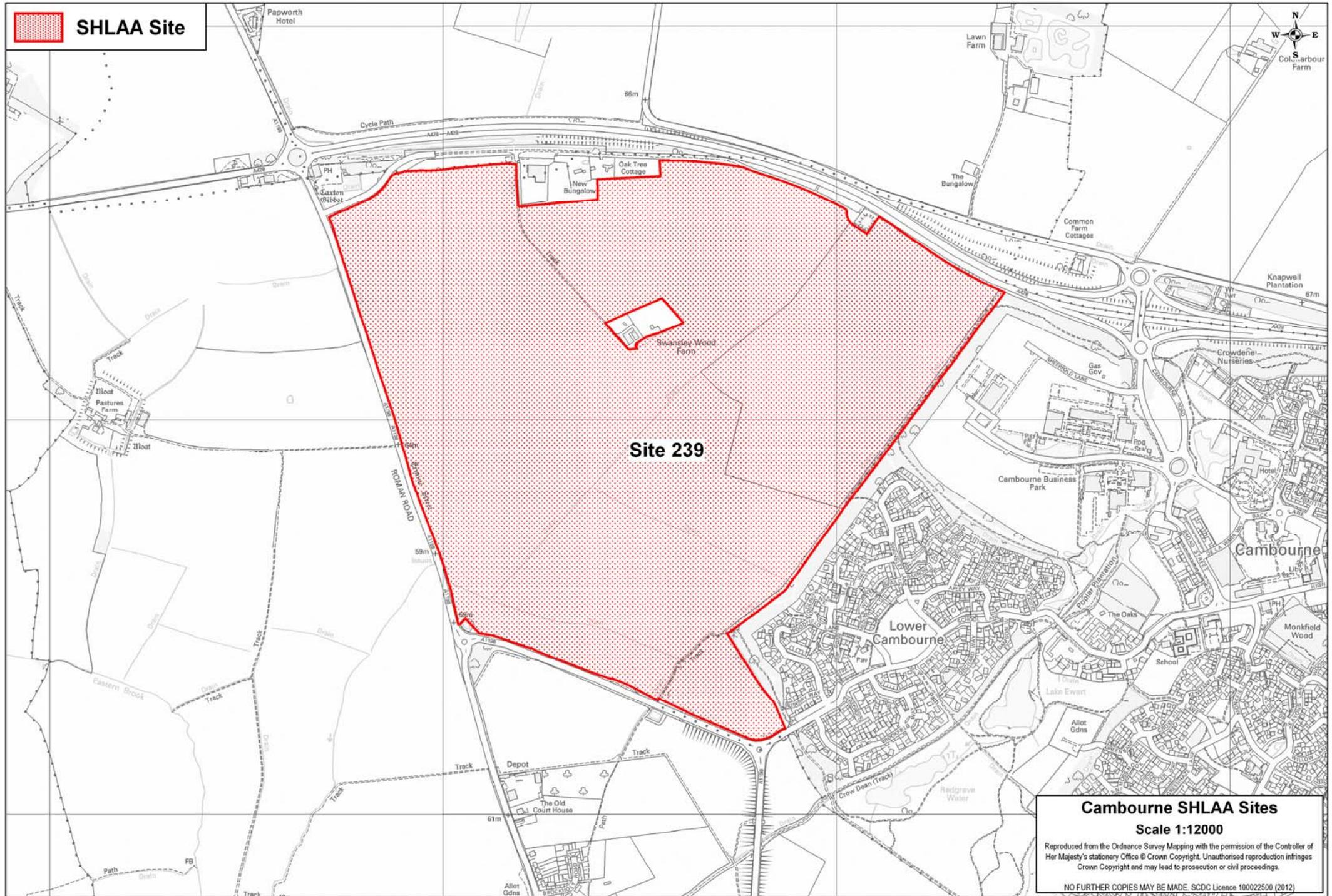


 SHLAA Site



Site 239

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

Location	Cambourne
Site name / address	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)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Linked fourth village extension to the west of Cambourne for 2,250 dwellings planned around the new secondary school being promoted by Cambridgeshire County Council, with employment, local centre, health and community uses, and public open space.
Site area (hectares)	150.88
Site Number	239
Site description & context	<p>The site lies to the west of Lower Cambourne and the Cambourne Business Park and adjoins the A1198 to the west and south, with open countryside beyond. The site adjoins the A428, two existing dwellings, a small-scale employment site, and a former restaurant site to the north, with open countryside beyond.</p> <p>The site consists of a large area of open countryside surrounding Swansley Wood Farm, which is now a small-scale employment site.</p> <p>Hedges and ditches provide boundaries to the individual fields within the site. The western boundary includes sections of mature woodland that screen the site from the A1198. A belt of trees runs along the western section of the northern boundary that screens the site from the A428 and additional trees have been planted further along the northern boundary as part of the A428 improvements. These will provide some screening of the site in the future once the trees have matured.</p> <p>Additional trees have been planted on bunds along the southern boundary of the site as part of the A1198 (Caxton Bypass) works. The bunds already form some screening of the existing settlement of Lower Cambourne. The screening will be improved once the trees have matured.</p>
Current or last use of the site	The site is currently in agricultural use as arable land.

Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The site was proposed as a “forth village” for Cambourne through the Local Development Framework (Objection Site 7, June 2007) and was considered at the Site Specific Policies DPD examination as part of Main Matter 3. The site was considered again through the Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 13). The Council rejected the site for a number of reasons including:</p> <ul style="list-style-type: none"> • expansion in this location would be particularly visible in long distance views from the west and south; • development in this area would bring Cambourne closer to Caxton and Papworth Everard; • a strategic scale of development such as this is not in accordance with the original masterplan and the development of Cambourne is too far advanced to fundamentally change the masterplan to create a sustainable small town development; and • development of this site would have a significant impact on the landscape of the area and the rural setting of Cambourne. <p>The Section 77 Inquiry in 1992 considered 8 concurrent applications for a new settlement in various locations in the A45 (now the A428) corridor. This site formed part of a larger site, which the Inspector categorised as having strong objections to its development. The Inspector concluded that due to its integral role within the panorama of rolling countryside seen to the south from the high ridge of the A45, the site should be protected from inappropriate development. The Secretary of State supported the Inspector’s recommendation and concluded that “the setting of the site on the high ridge along the A45 in the vicinity of Caxton Gibbet and the impact on the wide and open landscape of considerable character represent a strong objection to the development proposal”.</p> <p>S/1898/11 (erection of a secondary school with associated access, sports facilities, landscaping, car and cycle parking and other associated infrastructure) – Cambridgeshire County Council’s planning committee approved the planning application in January 2012 subject to a number of conditions.</p>
Source of site	Site suggested through Call for Sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Scheduled Monument – two scheduled monuments for moated sites are located at least 590 metres west of the site.
Tier 1 conclusion:	The site is located on the western edge of Cambourne and consists of a large area of open countryside, in agricultural use, surrounding Swansley Wood Farm. The site adjoins the A1198 and A428 to the west and north with open countryside beyond, and is adjacent to Cambourne Business Park. Two scheduled monuments are located to the west of the site.
Does the site warrant further assessment?	Yes.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site – known sites in the area include the medieval moat at Swansley Wood. The site is also located adjacent to the route of the Roman road Ermine Street and aerial photographs have revealed the location of areas of probable late prehistoric and Roman settlement in the area. Archaeological investigations undertaken in connection with the existing Cambourne development have identified an extensively settled and developed landscape from the Iron Age. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – the site includes a public footpath from the A1198 to Swansley Wood Farm and also a section of the public footpath that links Caxton to Elsworth and Knapwell, which crosses the site and continues along the eastern boundary. There is also a bridleway that runs from the eastern edge of the site along the southern boundary of the Cambourne Business Park into the centre of Cambourne. Biodiversity features – the greatest impact is likely to be the general loss of farmland habitat, which provides a habitat for

	<p>badgers, brown hare, and nesting and wintering birds such as skylark, reed buntings, yellow hammers and golden plovers. The hedge and ditch habitats on the periphery of the site are used by great crested newts and water vole. The old buildings within the site have the potential to support roosting and hibernating bats. There are opportunities for habitat enhancement through the planting of additional copses, extending hedgerows into the site, and the creation of new ponds.</p> <ul style="list-style-type: none"> • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Air quality issues – the site is in an area where local air quality and the likely impact of the development on air quality is not a concern. • Noise issues – the site adjoins the A428 and A1198 to the north, west and south. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. However residential development is likely to be acceptable with careful orientation, positioning, design and layout of buildings, noise mitigation and attenuation measures, and noise insulation measures. It is possible that a noise barrier / earth berm will be required. The site adjoins various employment units and a former restaurant site. It might be possible to coexist but possible offsite noise impacts or statutory nuisances so requires careful consideration prior to allocation. Noise not quantified so offsite noise mitigation may be required at source but no guarantee that it can be secured, and viability and any detrimental economic impact on existing businesses should be considered prior to allocation. • Flooding and drainage issues – surface water disposal is likely to be possible through an extension of the original Cambourne design and new more advanced SuDS system. • Topography issues – the site slopes gently down from the A428 towards Caxton village.
<p>Townscape and landscape impact?</p>	<p>The site lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area, and is set on a relatively high and exposed plateau. Swansley Wood Farm and its windbreak of conifers lie at the centre of the site, and are the only notable landscape features. A small tributary of Bourn Brook runs close to the southern boundary.</p> <p>There are views into the site through the hedgerows along the northern, western and southern boundaries from the A428 and the A1198, and the site provides a rural setting surrounding the new village of Cambourne and the Cambourne Business Park. A landscape buffer of trees and hedgerows screens the western edge of the existing village of Lower Cambourne and the Cambourne Business Park. The site is also part of long distant views across the countryside. Any development on the site would therefore be visible in many long distant views, would reduce the long countryside views into shorter ones, and would bring the development at Cambourne</p>

	<p>slightly closer to nearby villages. The present development at Cambourne is visible in some views as long, low rooflines on the higher ground.</p> <p>However, new landscaping associated with development of this site could continue to deliver a rural setting for Cambourne. It would be possible to develop this site without significant harm to landscape character, and also retain significant areas of open space within and on the edge of the development. A strong landscape perimeter, designed greenways and connections to the existing landscape in Cambourne could improve the setting of Cambourne as a whole.</p> <p>Development of this site would not have any impact on townscape in this area.</p>
<p>Can any issues be mitigated?</p>	<p>In part – it should be possible to partly mitigate noise issues, impacts on biodiversity and landscape, and the disposal of surface water through careful design.</p>

Infrastructure	
<p>Highways access?</p>	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisle, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>The Highways Authority would not permit any accesses onto the A428 or Caxton Gibbet roundabout, and the roundabout to the south</p>

	<p>of the site on the A1198 would need to be modified. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site. A full Transport Assessment will be required.</p> <p>The promoter has indicated that vehicular access to the site would be from the A1198 both along the western and southern boundary of the site, and from Sheepfold Lane (the proposed access for the secondary school). An additional access for buses and cyclists is proposed via the Cambourne Business Park.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require a significant amount of new electricity network. Cambourne is supplied from Bourn substation, which was upgraded to accommodate the development of Cambourne. The capacity of the substation was recently increased to maintain security of supply over the wider area, and therefore there is capacity available in the area but it would require a new 11,000 volt network from the Bourn substation to the development area. • Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Cambourne is already served by gas (although it is not provided by National Grid) and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – significant infrastructure upgrades will be required to accommodate this proposal. An assessment will be required to determine the full impact of this site. The Environment Agency has expressed serious concerns relating to the issue of foul water drainage from the development of this site and the surrounding area. Work is ongoing with SCDC, the Environment Agency and Anglian Water to address the issues associated with the strategic provision of foul water infrastructure in this area. Whilst a solution to facilitate the Northstowe development is being worked on, the capacity for the Utton's Drove Waste Water Treatment Works to accommodate additional flows of foul water is severely limited. The facilitation of this proposal may therefore require an alternative foul water drainage solution to be found. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its

	catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.
Drainage measures?	No Flood Risk Assessment submitted.
School capacity?	<p>Cambourne has three primary schools with a PAN of 180 children and a school capacity of 1,260 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a deficit of 396 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 2,250 dwellings could generate a need for early years places, a maximum of 788 primary school places and 563 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p> <p>Cambridgeshire County Council's planning committee approved planning permission (S/1898/11) for a new secondary school within this site in January 2012 subject to a number of conditions. It is anticipated the new secondary school will open in September 2013.</p> <p>The promoter has indicated that land for a primary school could be provided within the development.</p>
Health facilities capacity?	Monkfield Medical Practice – an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However the development would have a direct impact on A428 with potential capacity issues and suitable access to the site would need to be agreed with the Highways Authority.

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

Capacity	
Developable area	56.25 ha (assuming number of dwellings provided by developer and based on 40 dph)
Site capacity	2,250 dwellings
Density	40 dph

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

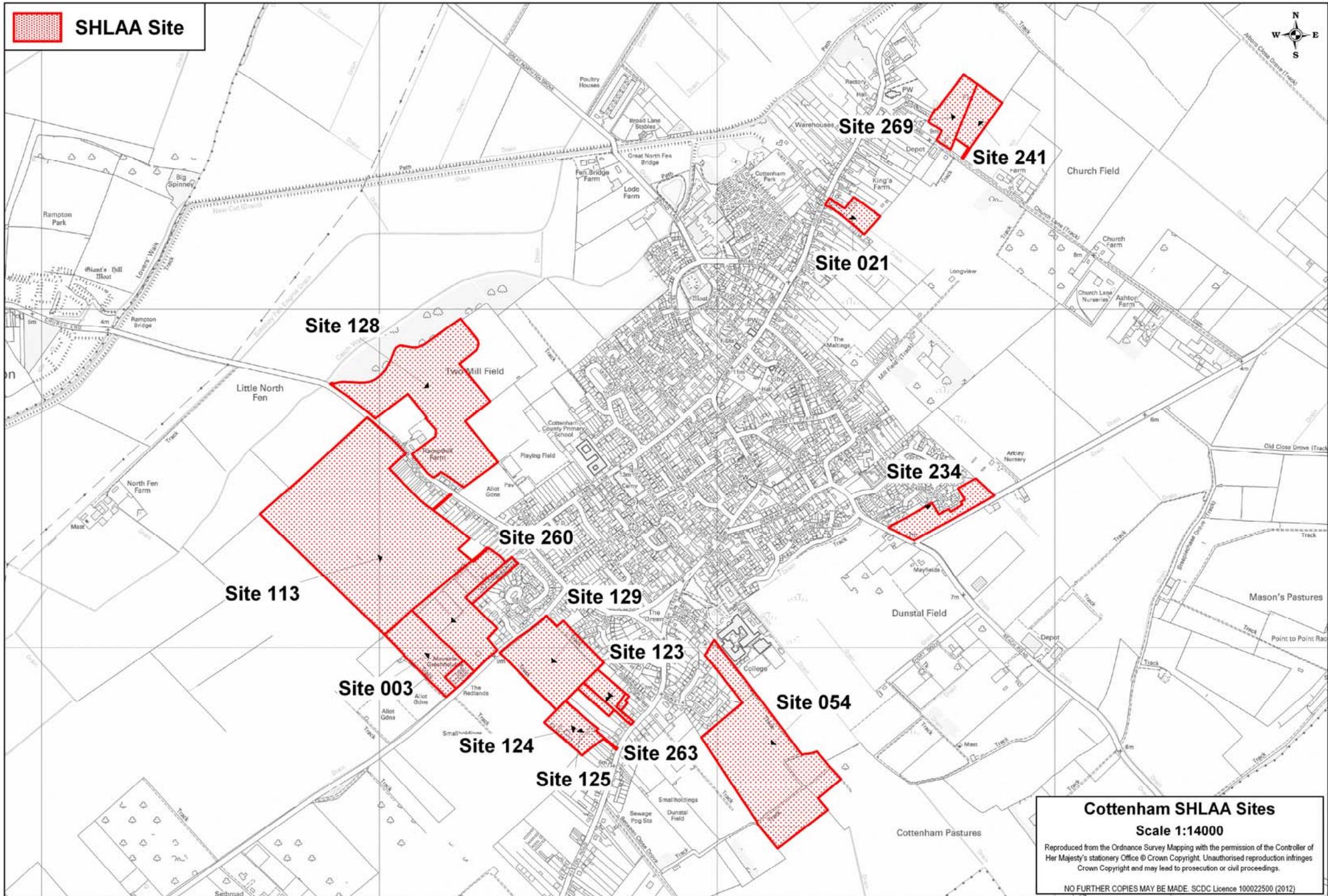
Availability	
Is the land in single ownership?	No.
Site ownership status?	The land is owned by trustees, however two housebuilders have control of the land through long term option agreements and heads of terms.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed, however it is covered by option agreements for housebuilders involved in the existing Cambourne Consortium.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site in 2011-16. • Phasing – the promoter has indicated that 500 dwellings could be provided in 2011-16, a further 1,200 dwellings could be provided in 2016-21, and the final 550 dwellings could be provided in 2021-26.
Are there any market factors that would significantly affect deliverability?	<p>The promoter has reported that:</p> <ul style="list-style-type: none"> • the delivery and sales of dwellings at Cambourne continue to buck the local trend as confidence in the future of the settlement grows; • the arrival of a new secondary school will ensure sufficient market demand to make a viable early start West of Cambourne for at least 100 units per year in conjunction with other existing development areas in the remainder of Cambourne; • the delivery of the West Cambourne site does not need to be phased or delayed as the settlement already has the capacity for multiple starts; • the market capacity will improve further once the new secondary school has been opened.

Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	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.

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.	

 **SHLAA Site**



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

Location	Cottenham
Site name / address	The Redlands, Oakington Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development Note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential.
Site area (hectares)	2.87 ha
Site Number	Site 003
Site description & context	This relatively contained site is located to the south west of Cottenham, slightly adrift of the edge of the village and outside the village framework. The land is currently has one residential property towards the front of the site together with buildings associated with the former market garden smallholding. The business use ceased in 1996 and the glasshouses were subsequently removed, but some outbuildings remain on the road frontage. The remainder of the site is grassland. Note: the site has also been submitted as part of a larger site – as site 113.
Current or last use of the site	Residential and part of the site was formerly used for market gardening (ceased 1996).
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	The majority of the site, as part of a larger site, was proposed through the LDF process for residential development (Objection Site 16). This was considered in more detail at the Site Specific Policies Examination (as part of Main Matter 7). The site has also previously been considered through the production of LP 2004.

	In both instances the main issues considered related to Cottenham's position in the settlement hierarchy and the suitability of the scale of development proposed, together with issues around the overall housing supply. Both inquiry inspectors did not consider there to be such a need for additional housing to justify allocation of this site, particularly given other sites were available in higher order settlements.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is a small, predominantly residential, site on the south western edge of Cottenham with no strategic constraints identified that would prevent the site from being developed. However, the site does not adjoin the village development framework and is therefore conditional on the adjoining site being found to have potential before it could be considered.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Cropmarks show a site of intensive late prehistoric or Roman settlement in the area. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife	<ul style="list-style-type: none"> Public Rights of Way - the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land on

<p>designations and considerations?</p>	<p>the edge of Rampton approximately 1.2km to the west.</p> <ul style="list-style-type: none"> • Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 1. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land Contamination – given the former use as a nursery, a contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
<p>Townscape and landscape impact?</p>	<p>The site lies on the south western edge of Cottenham, within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area.</p> <p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed farmland / long gardens having long wide views on approach across flat fields to wooded edge, with houses visible between trees and hedges.</p> <p>The site is very exposed to views across the flat, arable land of the Green Belt to the south, which is open to the Oakington Road frontage. It is, to a certain extent, screened from views from the west due to the high hedgerow. The site is currently separated from the</p>

	<p>edge of the built-up part of the village by an open fenland landscape immediately to the north, and has a rural character, and creates a soft edge at this entrance to the village.</p> <p>The Cottenham Village Design Statement (2007) describes Cottenham as a linear village and that developers should “Create streets with a purposeful line: settlement should follow the street and should not be random. In general avoid closes and culs-de-sac.”</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham as development of this site, with its long plot depth, would result in a backland cul-de-sac that is out of character with the rest of Cottenham and contrary to the aims of the Village Design Statement.</p>
Can any issues be mitigated?	<p>Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site. However, further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county’s network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>It should be possible to provide safe road access onto Oakington Road and development of this site would be acceptable in principle, subject to detailed design.</p> <p>Access onto Oakington Road access will be outside the 30mph speed limit on a relatively straight, fast road, where there is currently no public footpath.</p> <p>In the Highway Authority’s opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. Mains

	<ul style="list-style-type: none"> • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has one Primary School, with a PAN of 80 and school capacities of 560, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 47 primary places in Cottenham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a small need for early years places, primary school places and secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
Any other issues?	<p>None.</p>
Can issues be	<p>Yes, with upgrades to local infrastructure, including sustainable</p>

mitigated?	transport, utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	2.15 ha.
Site capacity	65 dwellings
Density	30 dph net

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there has been interest from a developer.
When would the site be available for development?	The site is available immediately

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings be completed on site – Not given in Call for Sites Questionnaire
Are there any market factors that would significantly affect deliverability?	None known.

Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	None identified.
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>

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

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

Site Assessment Proforma

Location	Cottenham
Site name / address	Land to the rear of 69 High Street, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	20 Dwellings
Site area (hectares)	0.76 ha.
Site Number	Site 021
Site description & context	This relatively contained site lies to the east of Cottenham High Street, partly within and partly outside the village framework. The site comprises residential property fronting directly onto High Street and an area of lawn immediately to rear. A yard area lies behind with two large sheds together with hardstanding. An additional two smaller outbuildings are located along the southern boundary of the site. The remainder of the land to rear of the yard is informal grassland and trees, surrounded by a hedge beyond which is open countryside in agricultural use.
Current or last use of the site	Residential property with garden, and yard with outbuildings to the rear.
Is the site Previously Developed Land?	Yes, in part (yard).
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

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

other considerations that have the potential to make the site unsuitable for development?	
Tier 1 conclusion:	This is a small, enclosed residential site, partly within the village framework on the eastern edge of Cottenham with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the whole site is within the Cottenham Conservation Area. Major adverse effect due to position and depth of development and loss of significant green rural backdrop and Heritage Asset (C19 building) providing a good significant sense of enclosure. Contrary to single depth development on this part of village. • Listed Buildings – there are several Grade II Listed Buildings along High Street, approximately 50-60m to the north and south. Major adverse effect due to loss of significant green rural backdrop. <p>The site forms an important part of the setting of several Grade II Listed Buildings and the Conservation Area. It would not be possible to mitigate impacts on the historic environment because backland development would result in the loss of the green rural backdrop and is out of character with the linear settlement pattern.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the

	<p>design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – given the former use of the yard, a Contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Various industrial / commercial type uses on site. Allocating this site for residential would have positive impact and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being. Some negligible to minor additional road traffic noise generation due to development related car movements.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. Paddocks and long rear gardens enclose the historic core, and provide a transition between buildings along the High Street and arable fields to the east. It provides a rural setting for the linear historic core and a transition from village to Fen edge landscape. There are long views to be had across to the church tower to the north of the site from the south.</p> <p>The Cottenham Village Design Statement (2007) describes how Cottenham has developed primarily as a line of farmhouses along the High Street, where buildings are placed close up to the pavement edge and face the street. This lateral density gives a built-up character with a closed and uniform frontage. Within the village a variety of building types is mixed together, and yet its most distinguishing feature is the impression of unusual uniformity presented by the High Street. (page 14) Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. Farmhouses are concentrated within the village and line the street: there is little space at the front of plots, with access to hard standing and yards traditionally to the side and behind. Outbuildings run along the edge of plots, many of which follow the early farmstead boundaries. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making</p>

	<p>a vital visual connection with the open countryside. (page 7)</p> <p>The Draft Cottenham Conservation Area Appraisal (2007) describes this part of the High Street “with a number of individual houses and terraces, all 19th century, gault brick with pitched slate roofs...and all the buildings are set close to the road. Some of the gaps between them contain more agricultural buildings, including large barns with black weatherboarding.” (page 10)</p> <p>The proposer suggests that redevelopment of the site will offer the opportunity to create an improved street scene. However, the residential property at the front of the site reflects those in the wider street scene and continues the built development line characteristic of the village. The site is within the historic core and any change to the road frontage would likely be harmful to the character of this part of the village.</p> <p>Development of this site would have a major adverse effect on the landscape and townscape setting of Cottenham. The site is within the Conservation Area and close to several Listed Buildings. Development of this site would result in backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop.</p>
<p>Can any issues be mitigated?</p>	<p>No. Major historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and the Conservation Area, which it would not be possible to mitigate.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county’s network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>It should be possible to provide safe road access onto High Street and development of this site would be acceptable in principle, subject to detailed design.</p>

<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
<p>Drainage measures?</p>	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
<p>School capacity?</p>	<p>Cottenham has one Primary School, with a PAN of 80 and school capacities of 560, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 47 primary places in Cottenham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a small need for early years places and a maximum of 7 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<p>Health facilities capacity?</p>	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>

Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors	
Capacity	
Developable area	None (0.68 ha if unconstrained)
Site capacity	21 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	No
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings be completed on site 2011-16 2016-21 2021-2026 2026-2031 (delete as appropriate) • Development period (in years) • Annual dwelling completions (add number of dwellings) • Phasing (i.e. number of dwellings in each year, allowing for building up to that rate for larger sites)

Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

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

Site Assessment Proforma

Location	Cottenham
Site name / address	Land at the rear of 335 High Street, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Residential development with open space.
Site area (hectares)	10.00 ha
Site Number	Site 054
Site description & context	The site lies adjacent to the south eastern edge of Cottenham, to the south of the Village College and to rear of residential properties on High Street and Bramley Close. The site comprises open agricultural land with minimal boundary planting, leaving the site exposed to long distance views to the south and east.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	There are three historic planning applications for various scales of residential development on parts of the site, all of which were refused C/481/64 (2.22 acres), C/480/64 (3.03 acres) & C/485/64 (12.51 acres). All three were refused on the advice of the Ministry of Agriculture, Fisheries & Food that the land should be retained in agricultural use and because there were other sites with unimplemented planning permission in the locality. The larger two sites were also refused for being outside village area or the area for its reasonable extension, and there were alternative sites in the village better related to services and facilities.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This large agricultural site lies adjacent to the south eastern edge of Cottenham, to the south of the Village College and to rear of residential properties on High Street and Bramley Close, within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the site is adjacent to the Cottenham Conservation Area. Major adverse effect due to position and depth of development and loss of significant green rural backdrop and Heritage Asset (C19 building) providing a good significant sense of enclosure. • Listed Buildings – there are three Grade II Listed Buildings adjacent to the northern boundary of the site (1, 2 & 3 Elm Barns), and several Grade II Listed Buildings along High Street (331, 333, 337 & 339 High Street) – Settings of numerous listed buildings along High Street will have major adverse effect due to loss of significant green rural backdrop. • Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are known in the vicinity. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms an important part of the setting of several Grade II Listed Buildings, C19 heritage assets and the Conservation Area. It would not be possible to mitigate any impact on the historic environment as development would have a major adverse effect on the Conservation Area and Listed Buildings through the loss of a significant green rural backdrop.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • County Wildlife Site – Beach Ditch and Engine Drain County Wildlife Site lies approximately 400m to the south • Protected Village Amenity Area – there are two in the vicinity of the site, to the north, in front of Cottenham Village College and The Green. • Public Rights of Way – there is a bridleway approximately 400m to south and public footpath approximately 800m to the south east. • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the

	<p>design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 1. <p>With careful design it should be possible to mitigate any impact.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues - The North of the site will be immediately adjacent to Cottenham Village College & Sports Grounds. Such short distance separation between recreation and residential is unlikely to be in accordance with SDCs Open Space SPD. Minor to moderate noise related issues from recreation uses. Potential noise nuisance from College e.g. plant & equipment and classroom uses which should be considered prior to allocation. Noise not quantified but could be mitigated off site if an issue by s106 but requires full cooperation of College etc. Site should not be allocated until these issues have been considered and mitigation options feasibility etc. considered. • Noise issues - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape.</p> <p>The south eastern side of Cottenham is characterised by flat pasture and semi-enclosed fields, beyond which the landscape opens up. The site adjoins a housing development that forms a firm yet fairly harsh edge. This is a large site in a prominent location, jutting out beyond the existing development line.</p> <p>The Draft Cottenham Conservation Area Appraisal (2007) states: "The green frontage of the school continues around the corner and separates the grade II listed buildings Nos. 331, 333 and 337 from the road. The buildings are a mixture of 17th and 19th century farmhouses that are now residential but remain long and low in profile compared to the bulky villas at other locations. The farm buildings behind them have largely been converted into residential dwellings. The Conservation Area takes on a different appearance at this southern end, with the broader road surrounding The Green and mature trees on all grassed areas, including in front of houses. (pages 13-14)</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The character of</p>

	<p>the village to the south is linear, with long rear gardens.</p> <p>Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this settlement, close to the historic core. It is in a prominent location, jutting out into the countryside, which surrounds the site on all sides. This would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.</p>
Can any issues be mitigated?	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Grade II Listed Buildings, C19 heritage assets and the Conservation Area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The site does not appear to have a direct link to the adopted public highway.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is a large one so would require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water

	treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided. The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.
School capacity?	Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area. After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.
Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	None
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (electricity, mains water, gas and sewerage), school capacity and health. However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (7.50 ha if unconstrained)

Site capacity	225 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	No information provided.
When would the site be available for development?	No information provided

Achievability	
Phasing and delivery of the development	No information provided
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	

Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>
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Site Assessment Conclusion
Site with no development potential.

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

Location	Cottenham
Site name / address	Land behind Rampton Road / Oakington Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	A mixed-use development comprising 400 dwellings with local employment and recreation.
Site area (hectares)	26.61 ha
Site Number	113
Site description & context	<p>The site is located on the south western edge of Cottenham between Rampton Road and Oakington Road. The site lies to the rear of residential properties and comprises part of a very large arable field to the rear of properties fronting onto Rampton Road and smaller pasture fields fronting onto Oakington Road. The site lies within an area of exposed, open countryside to the south and west.</p> <p>Note: parts of site have also been submitted as separate sites – the eastern corner as site 260, and the southern corner as site 3.</p>
Current or last use of the site	The majority of the site is agricultural use and grassland. However, land to the rear of properties is overgrown.
Is the site Previously Developed Land?	No, although there are a couple of disused agricultural buildings on the land fronting Oakington Road between Greytiles and The Redlands.
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>The majority of the land included in the current site was proposed through the LDF process for residential development (Objection Site 16). This was considered in more detail at the Site Specific Policies Examination (as part of Main Matter 7). The site has also previously been considered through the production of LP 2004.</p> <p>In both instances the main issues considered related to Cottenham's position in the settlement hierarchy and the suitability of the scale of development proposed, together with issues around the overall housing supply. Both inquiry inspectors did not consider there to be such a</p>

	<p>need for additional housing to justify allocation of this site, particularly given other sites were available in higher order settlements.</p> <p>An attempt to gain planning permission for 150 dwellings and golf course on the larger portion of the site to north was unsuccessful (S/1091/89/O) for being outside the village framework, there was already sufficient housing land allocated, issues around insufficient capacity in the sewage system and there had been no demonstration of satisfactory surface water disposal, both of which had the potential for pollution of downstream watercourses. In addition it was refused because “The development, if approved, would be detrimental to the general open and rural character of this entrance to the village in that:</p> <ul style="list-style-type: none"> • The proposed access arrangements would require the clearance of all the mature hedgerow on the site’s frontage to acquire the necessary visibility splays; • The housing would be unduly prominent on the skyline and also on that part of the site where the land slopes to the north west; • The proposed club house and car parking area would be an undesirable intrusion into an open and predominantly rural landscape.”
Source of site	Site suggested through Call for Sites.

Tier 1: Strategic Considerations	
Green Belt?	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is a large, predominantly arable, site on the south western edge of Cottenham between Rampton Road and Oakington Road with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints

<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Listed Buildings – Grade II Listed Moretons Charity Almshouses lie 190m to the south east. Some adverse impact. • Non-statutory archaeological site - Cropmarks show a site of intensive late prehistoric or Roman settlement in the area. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms a part of the setting of several Grade II Listed Buildings. However, with careful design it should be possible to mitigate any impact on the historic environment.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way - the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land on the edge of Rampton approximately 680m to the west. • Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grades 1 and 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues - there is a minor to moderate risk of noise and malodour from North Fen Farm, Rampton, located to the north west of the site. However, there is no history of complaints from existing residential properties along Rampton Road, although these are located slightly further from the farm. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues – there has been localised flooding along the highway adjacent to the site [reported on 26 November 2005. The Environment Agency require strategic SuDS to attenuate run-off from the site in order to ensure that flood risk is not caused or exacerbated elsewhere. Whilst this site is Outside the Old West IDB District, surface water from this site would eventually drain into the Board's District. The District does not have any residual capacity to take extra direct discharge into the

	<p>system. Therefore surface water from this site would have to be attenuated on site, we would only accept the existing Greenfield run-off rate into the Boards drains.</p>
<p>Townscape and landscape impact?</p>	<p>The site lies on the south western edge of Cottenham, within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area. The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is in contrast to the almost treeless and hedgeless wider landscape. It describes the northern part of the site as open fen landscape having a soft edge, with rear gardens and substantial hedgerows and trees contrasting with flat arable fields to the south. The southern part of the site is enclosed farmland / long gardens having long wide views on approach across flat fields to wooded edge with houses visible between trees and hedges. The approach from Rampton Road is described as views across arable fields from approach to well treed edge. Good sense of arrival with mature hedges bordering road. It identified the linear character of the Rampton Road approach for retention.</p> <p>The Landscape section of the Cottenham Village Design Statement (2007) describes Cottenham as being set on a shallow ridge and is clearly visible from all sides. The surrounding countryside, all of which is best and most versatile agricultural land, is flat and open with few farmsteads, trees or other landmarks. This creates long views within the parish and beyond. ...An open rural landscape separates Cottenham from other surrounding settlements, including Oakington and Northstowe.</p> <p>The site is located to the rear of residential properties along Rampton Road and Oakington Road. Rampton Road is linear in character therefore development in depth would alter the character of this part of the village. On Oakington Road land immediately adjoining the village framework is not in intensive farming use, and has become overgrown grassland creating a transition area between the built area and wider open countryside. Development in this area would urbanise its appearance, lose this transition area with its rural and open character, and create a stark edge to the village with significant countryside encroachment, something the Cottenham Village Design Statement is seeking to avoid.</p> <p>The site is located within an area of gently rolling landscape, on the ridge forming the highest point. The site is very open and exposed, and is visible from long distances, particularly from the west and north. Any development in this location would be visible on the</p>

	skyline from a very wide area. The site forms part of the wider setting of the western flank of the village, located on a ridge and very visible from the surrounding countryside. It will be very visible from the Cottenham Lode footpath and is visible across the Green Belt from Histon Road to the south, therefore development would have a major adverse impact on the landscape setting of this part of the village.
Can any issues be mitigated?	<p>Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of a smaller scale of development of this site. The site is situated in a very prominent location, visible from a wide area, but it may be possible to mitigate this through development of part of the site.</p> <p>However, further investigation and possible mitigation will be required to address the physical considerations, including potential for noise, malodour and flooding.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>It should be possible to provide safe road access onto Rampton Road and Oakington Road. The County Council are concerned about the Rampton Road / Oakington Road junction, however the developer's illustrative masterplan proposes a road through the development which could help alleviate capacity at this junction.</p> <p>It is likely that access onto both Rampton Road and Oakington Road will require the removal of substantial amounts of mature hedgerow in order to achieve the required visibility splays. This would alter the rural character on the approaches to Cottenham, particularly along Rampton Road. Access onto Oakington Road access will be outside the 30mph speed limit on a relatively straight, fast road, where there is currently no public footpath.</p>

<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - the total power requirement for all the potential development areas in Cottenham is unlikely to be more than about 1MW. It is expected that this could be accommodated by the existing 11,000-volt local network but, being in an electrically remote area, the local network may need some reinforcement. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – there would be a requirement for a small amount of local reinforcement. • Mains sewerage – infrastructure upgrades will be required to accommodate this proposal. An assessment will be required to determine the full impact of this site.
<p>Drainage measures?</p>	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
<p>School capacity?</p>	<p>Cottenham has one Primary School, with a PAN of 80 and school capacities of 560, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 47 primary places in Cottenham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 400 dwellings could generate a need for 50 early years places and a maximum of 140 primary school places and 100 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<p>Health facilities capacity?</p>	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
<p>Any other issues?</p>	

Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (electricity, mains water, gas and sewerage), school capacity and health.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	5.83 ha.
Site capacity	175 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	No, several owners (although two smaller sites are also proposed individually in addition to this larger site – sites 3 and 260).
Site ownership status?	Site promoted by several landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	Yes, the site has been marketed and there has been interest from a developer.
When would the site be available for development?	2011-16

Achievability	
Phasing and delivery of the development	400 dwellings would be completed in the period 2016-21.

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

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

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

Location	Cottenham
Site name / address	Land off Histon Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	15 dwellings with public open space
Site area (hectares)	0.83 ha
Site Number	Site 123
Site description & context	<p>This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village. The land lies to the rear of gardens to numbers 34-38 Histon Road and includes a strip of grassland adjacent to number 38, where there is a gated access from Histon Road to an agricultural building and land at the rear.</p> <p>Note: the majority of this site also forms part of larger site 263.</p>
Current or last use of the site	Formerly agricultural / grazing.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>Land to the rear of 38-34 Histon Road has previously been considered for residential development through the production of LP 2004 and 1993. The Inspectors for both Local Plans did not see any reason to amend the Green Belt boundary to include the land within the village framework or allocate it for residential development.</p> <p>There have also been attempts to gain planning permission for residential development, ranging from a single dwelling (S/1385/79/O) to development of larger sites (S/335/79/O & S/1630/86/O).</p> <p>A proposal for residential development on 1.74 acres (S/335/79/O) was refused as it would lead to the consolidation of the ribbon</p>

	<p>development linking Cottenham to Histon that was undesirable, leading to the loss of the remaining semi-rural character, which is based on the remaining undeveloped frontage. It was also contrary to the Structure Plan, where Cottenham was restricted to small groups of infilling.</p> <p>The Inspector considering the appeal against refusal for development of a larger site, including land to north (S/1630/86/O), noted in his decision letter: "The proposal would not consolidate the development of the village...It would be a clear extension of development into the proposed Green Belt behind the ribbon of housing on the north western side of Histon Road, and it would be separated by a field from the boundary of existing housing to the north east."</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site	No

unsuitable for development?	
Tier 1 conclusion:	<p>This grassland site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village, within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are known in the vicinity. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. <p>With careful design it should be possible to mitigate any impact on</p>

	the natural environment.
Physical considerations?	<ul style="list-style-type: none"> • Land Contamination - this site is adjacent to an area of industrial/commercial use, but the exact location is unclear. A Contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. It also identified the linear character of development along the approach road for retention.</p> <p>The Cottenham Village Design Statement (2007) describes this part of the village: "Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside." (page 7)</p> <p>This site is located to the rear of a line of residential properties with long plots and there is a transitional area between the residential gardens and the arable field to the rear. The eastern and western boundaries are much more open.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location. This was also the view of the appeal Inspector in his decision letter (S/1630/86/O) (see the Planning History section above.)</p>

Can any issues be mitigated?	In part. With careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site with a smaller scale of development.
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Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>It should be possible to provide safe road access onto Histon Road and development of this site would be acceptable in principle, subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.

	The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.
School capacity?	<p>Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	0.56 ha
Site capacity	17 dwellings
Density	30 dph

Potential Suitability	
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Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints. 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.
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Availability	
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Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there is interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
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Phasing and delivery of the development	The first dwellings be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	

<p>Economic viability?</p>	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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<p>Site Assessment Conclusion</p>	
<p>Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.</p>	

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

Site Assessment Proforma

Location	Cottenham
Site name / address	Cottenham Sawmills, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	32 dwellings with public open space
Site area (hectares)	1.35 ha
Site Number	124
Site description & context	<p>The larger part of this site, to the north west side of Histon Road, located to the south of Cottenham is in use as a sawmill and the remainder of the land is paddock. The site is situated to the rear of residential properties with long plots, accessed via a long tarmac driveway. The sawmill site is separated from the dwellings by a paddock which is screened from the dwellings by trees, and there is a hedgerow along the south western boundary. The paddock is exposed to the sawmill site, where the sawmill buildings are largely concentrated in the south west side of site. The remainder of land is rough grass interspersed with stacks of logs. There is hedgerow along north west and south west boundaries but north east boundary only has an intermittent hedge and the site is exposed to rear gardens to the north east.</p> <p>Note: the site is also forms part of a proposal for site 125.</p>
Current or last use of the site	Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock.
Is the site Previously Developed Land?	Yes, the rear part of the site is in use as a sawmill.
Allocated for a non-residential use in the current development plan?	No
Planning history	There has been an attempt to gain planning permission for a single dwelling (S/813/88/O) to the rear of number 56 Histon Road. It was refused for being contrary to the Structure Plan, being outside the village framework and located in the Green Belt.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This sawmill site and paddock is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village, within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are known in the vicinity. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Land Contamination - this site is partly in industrial/commercial use (sawmill). A contaminated Land Assessment will be required as a condition of any planning application. Noise issues - Historically an industrial / commercial type use on site Cottenham Sawmill, so allocating this site for residential likely to have a positive impact and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being. Some minor to moderate additional road traffic noise generation due to development related car movements related to final site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very</p>

	<p>strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. It also identified the linear character of development along the approach road for retention.</p> <p>The Cottenham Village Design Statement (2007) describes this part of the village: “Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside.” (page 7)</p> <p>The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The proposer suggests that development in this location will remove the large, bland sawmill buildings, open storage and parking areas and replace them with modest dwellings and landscaped areas to create a softer edge to the village. However, the rear part of the site, with the sawmill uses would dramatically alter the linear character of the road.</p>
<p>Can any issues be mitigated?</p>	<p>In Part. Although there are potentially beneficial impacts on townscape and landscape, and noise environment from the removal of the sawmill, development of a site in this location would itself have significant townscape and landscape impacts as it is a large backland development in the linear part of the village. However, it may be possible to accommodate a smaller amount of development on the part of the site adjacent to the existing village framework (site 125). Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The existing access link to the public highway is unsuitable to serve the number of units that are being proposed. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 32 dwellings could generate a need for early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
Any other issues?	<p>The proposer provides the following supporting information:</p> <ol style="list-style-type: none"> 1. This part of Histon Road is characterised by ribbon development on both sides of the street therefore development on the site would integrate with the existing settlement pattern. 2. Development will not lead to unrestricted sprawl or coalescence with other settlements because the site is well related to the built-up area and residential areas to the north, east and south. 3. Locating new development away from a prominent location and on a relatively flat site will preserve the setting and special character of Cottenham. 4. Development will assist regeneration by encouraging the redevelopment of previously developed land and make good use of existing infrastructure, including utilities. 5. Removing the large, bland sawmill buildings and open storage and parking areas, and replacing them with modest dwellings and landscaped areas will create a softer edge to the village. 6. The existing vehicular access off Histon Road has good visibility in both directions and it will be upgraded to serve development on the site therefore new housing on this land would be accommodated without harming the local highway network. 7. Changing the use of the site from general industrial to residential will reduce the amount of heavy goods vehicles on local roads. 8. Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to

	<p>flooding.</p> <p>9. Locating new development in a well connected location close to the strategic transport corridors of the A10 and the A14 providing excellent links to Cambridge, Ely, Suffolk and the Midlands; linking people to jobs, schools, health and other services.</p> <p>10. Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment, such as the science and business parks on the north edge of Cambridge and along the A10 corridor, will help to sustain, and enhance, its role in leading in the education, research and knowledge-based industry.</p>
Can issues be mitigated?	<p>No. It is not possible to provide safe highway access to the site.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.91 ha if unconstrained)
Site capacity	27 dwellings
Density	30 dph net

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	Planning obligations.
Are there any cost factors that would significantly affect deliverability?	Planning obligations.
Could issues identified be overcome?	Should be negotiated.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

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

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

Site Assessment Proforma

Location	Cottenham
Site name / address	Cottenham Sawmills, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10 dwellings in paddock at eastern end of the site and demolition of existing sawmill buildings on western part of site and return to open countryside.
Site area (hectares)	1.35 ha
Site Number	Site 125
Site description & context	<p>This small paddock site lies to the north west side of Histon Road, located to the south of Cottenham. The paddock is situated to the rear of residential properties with long plots. Beyond the paddock is a sawmill and associated buildings, largely concentrated on the south west side of site with the remainder of land rough grass interspersed with stacks of logs. The paddock can be accessed from a tarmac driveway serving a sawmill to the north west. The paddock is well screened at the residential property boundaries with trees and there is a hedgerow along the south western boundary. However, it is exposed to the adjacent sawmill site and residential gardens to the north east.</p> <p>Note: the site is also forms part of a proposal for site 124.</p>
Current or last use of the site	Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock
Is the site Previously Developed Land?	No, paddock (although the associated sawmill land to the rear is).
Allocated for a non-residential use in the current development plan?	No
Planning history	There has been an attempt to gain planning permission for a single dwelling (S/813/88/O) to the rear of number 56 Histon Road. It was refused for being contrary to the Structure Plan, being outside the village framework and located in the Green Belt.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This sawmill site and paddock is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village, within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are known in the vicinity. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Land Contamination - this site is adjacent to an area of industrial/commercial use (sawmill). A contaminated Land Assessment will be required as a condition of any planning application. Noise issues - Historically an industrial / commercial type use on site Cottenham Sawmill, so allocating this site for residential likely to have a positive impact and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional</p>

	<p>hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. It also identified the linear character of development along the approach road for retention.</p> <p>The Cottenham Village Design Statement (2007) describes this part of the village: “Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside.” (page 7)</p> <p>The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The proposer suggests that development in this location will remove the large, bland sawmill buildings, open storage and parking areas and replace them with modest dwellings and landscaped areas to create a softer edge to the village. However, the rear part of the site, with the sawmill uses would dramatically alter the linear character of the road.</p>
<p>Can any issues be mitigated?</p>	<p>In Part. Although there are potentially beneficial impacts on townscape and landscape, and noise environment from the removal of the sawmill, development of a site in this location would itself have an adverse townscape and landscape impacts as it is backland development in the linear part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may</p>

	<p>be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The existing access link to the public highway is unsuitable to serve the number of units that are being proposed. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
<p>Drainage measures?</p>	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
<p>School capacity?</p>	<p>Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47</p>

	<p>surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
Any other issues?	<p>The proposer provides the following supporting information:</p> <ol style="list-style-type: none"> 1. This part of Histon Road is characterised by ribbon development on both sides of the street therefore development on the site would integrate with the existing settlement pattern. 2. Development will not lead to unrestricted sprawl or coalescence with other settlements because the site is well related to the built-up area and residential areas to the north, east and south. 3. Locating new development away from a prominent location and on a relatively flat site will preserve the setting and special character of Cottenham. 4. Development will assist regeneration by encouraging the redevelopment of previously developed land and make good use of existing infrastructure, including utilities. 5. Removing the large, bland sawmill buildings and open storage and parking areas, and replacing them with modest dwellings and landscaped areas will create a softer edge to the village. 6. The existing vehicular access off Histon Road has good visibility in both directions and it will be upgraded to serve development on the site therefore new housing on this land would be accommodated without harming the local highway network. 7. Changing the use of the site from general industrial to residential will reduce the amount of heavy goods vehicles on local roads. 8. Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to flooding. 9. Locating new development in a well connected location close to the strategic transport corridors of the A10 and the A14 providing excellent links to Cambridge, Ely, Suffolk and the Midlands; linking people to jobs, schools, health and other services. 10. Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment, such as the science and business parks on the north edge of Cambridge and along the A10 corridor, will help to sustain, and enhance, its role in leading in the education, research and knowledge-based industry.

Can issues be mitigated?	No. It is not possible to provide safe highway access to the site. Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	0.30 ha.
Site capacity	9 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings be completed on site 2011-16.

Are there any market factors that would significantly affect deliverability?	Planning obligations.
Are there any cost factors that would significantly affect deliverability?	Planning obligations.
Could issues identified be overcome?	Should be negotiated.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

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

Site Assessment Proforma

Location	Cottenham
Site name / address	Land at Rampton Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 300 dwellings with community uses (e.g. land for new primary school if needed) and public open space
Site area (hectares)	9.77 ha
Site Number	Site 128
Site description & context	The site lies to the north west of Cottenham, to the north of Rampton Road. It comprises agricultural land surrounding Rampthill Farm, and is itself surrounded by further agricultural land. An area of community woodland is situated to the north west of the site. To the south east is flat, open arable land before a collection of agricultural buildings, allotments, King George's field, and the play areas associated with the primary and nursery schools and the residential development of the village begins. Apart from boundary planting at the edge of Cottenham and hedging on Rampton Road, and a fragmented hedge east of the catchwater drain to the north west, the site is open with few trees. The site is in an elevated position and slopes down to the west from relatively high land at the edge of the village. There are long views to and from the site over the flat fen landscape to the north and west.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is a large agricultural site lies to the north west of Cottenham, to the north of Rampton Road, with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed buildings - Tower Mill, Rampton Road is a Grade II listed water tower to the south east of the site (190m). Minimal adverse effect due to existing position within modern development unless there is a link with unlisted farmstead being merged with village. Non-statutory archaeological site – Cropmarks to the north, south and west indicate the location of settlement and activity of late prehistoric, Roman and possibly medieval date. Elements of these cropmark complexes extend into the area. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land approximately 400m to the north. Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important

	<p>for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grades 1, 2 and 3. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues - possible noise and malodour from Rampthill Farm to the south as proposals would be closer than existing residential. No history of complaints. Minor to moderate noise / odour risk. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues - Flood Zone 3 adjoins to the north west of the site. There have been reports of flooding 4-10 years ago on Rampton Road approximately 150m from the NW of the site. • Utility services – some telecom lines run across the northern part of the site in an east-west alignment.
<p>Townscape and landscape impact?</p>	<p>The site lies on the north west edge of Cottenham. It is in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area, but is more heavily influenced by the fen landscape character to the north and east.</p> <p>A significant area of community woodland and the Catchwater Drain lie immediately to the west. Apart from boundary planting at the edge of Cottenham and a hedging on Rampton Road, and a fragmented hedge east of the Catchwater drain the site is open with few trees.</p> <p>Development of this scale would be a very significant addition to Cottenham. It would be highly visible from the west and north and would form a new skyline when approached from the west. It would place considerable pressure physically and visually onto the nearby community woodland. Landscape impact likely to be significant (prominent site, merging separate farmstead with village edge).</p> <p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost</p>

	<p>treeless and hedgeless wider landscape. The Study identifies views out into the countryside from Lambs Lane and that the land slopes gradually away from the village to the Fens. The approach from Rampton Road is described as views across arable fields from approach to well treed edge. Good sense of arrival with mature hedges bordering road. It also identified the linear character of the Rampton Road approach as an area for retention.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The site is in an elevated position and slopes down to the west from relatively high land at the edge of the village. It is largely open with few trees and there are long views to and from the site over the flat fen landscape to the north and west.</p>
Can any issues be mitigated?	<p>No. Due to the site's prominent position and its location close to the community woodland, it is unlikely that the whole of this site could be developed without significant landscape and townscape impact. Although a smaller scale of development could be considered, the site is remote and rural, and does not relate well to the built up part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise and malodour, and flooding.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for the junction on land to the north western end of the site. A junction located on Rampton Road would be acceptable to the Highway Authority to the south western side of the site. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare

	<p>capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Cottenham has a mains gas supply and the site is a large one so would require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 300 dwellings could generate a need for early years places and a maximum of 105 primary school places and 75 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools</p>
Health facilities capacity?	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
Any other issues?	<p>The proposer provides the following description of their proposed development:</p>

Strategic residential-led mixed use development. New vehicular access to the site is likely to be achieved via either a simple priority junction or a ghost island priority junction on Rampton Road north of Ramphill Farm.

The site could be brought forward early in isolation, or could contribute towards a wider, more comprehensive urban extension to the north of Cottenham.

Any forthcoming scheme for the site will look to embody the principles contained in The Cambridgeshire Quality Charter for Growth, the Green Infrastructure Strategy and Cambridgeshire Landscape Guidelines (where applicable), and the Good Practice Guide to Sustainable Construction in Cambridgeshire.

The proposer also provides the following supporting information:

The greenfield site is in single ownership and offers the ability to deliver a comprehensive residential-led mixed use development in the short term, in a location that offers good connectivity to a sustainable settlement. In terms of sustainability it is considered that Cottenham should arguably be regarded in the same context as a Rural Centre, given its population of 6,000 (the second largest in the district) and its ability to offer a post office/shop; food shops; non-food shops; pub; hairdresser; meeting place; children's playground; library; sports/recreation field; clubs/groups; doctor's surgery; dentist; childminder; religious facility; nursery/playgroup/preschool; primary school; secondary school; 6+ buses to Cambridge or a market town every weekday (source: SCDC Audit 2006).

There have been discussions with the Local Education Authority about the possibility of creating a new vehicular access from Rampton Road through to the primary/nursery school in order to reduce the congestion that is currently created on Lambs Lane at drop-off/collection times. The Parish Council is also aware that development here could create a new access to the recreation ground.

Furthermore, Cottenham has been identified (source: Cottenham Village Design Statement SPD 2007) as being within an area where green infrastructure is deficient; there is limited publicly accessible land in the form of amenity green spaces, green corridors, natural and semi-natural green spaces, country parks or parks and gardens. Accordingly, the site's size and its relationship with Les King Wood provides the opportunity to improve the quality and quantity of access to green infrastructure for the local community.

Our client would be very keen to work in partnership with the local community and stakeholders in formulating development options for

	this site as part of a Neighbourhood Plan or Vision Plan for Cottenham.
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (electricity, mains water, gas and sewerage), drainage, school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (7.33 ha if unconstrained)
Site capacity	220 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has been marketed and there has been interest from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings be completed on site 2011-16.

Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	No issues identified
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>

Site Assessment Conclusion
Site with no development potential.

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

Site Assessment Proforma

Location	Cottenham
Site name / address	Land south of Ellis Close and East of Oakington Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	132 dwellings with public open space
Site area (hectares)	4.4 ha.
Site Number	Site 129
Site description & context	<p>This site is located to the south of residential properties in Ellis Close, situated east of Oakington Road, on the south western side of Cottenham. Residential properties with long rear plots, on Histon road, bound the site on the south eastern side. The majority of the site comprises a large agricultural field and there are two built structures in the north corner associated with this use. A strip of land along the northern part of the site, immediately adjacent to properties in Ellis Close, is in use as allotments. Two tracks run through the site, one close to the northern boundary and the other along the southern boundary of the site. The site is well defined on three sides by mature hedgerow, but is exposed to long distance views to the south and west.</p> <p>Note: the site is located to the north west of several other sites (sites 123, 263, 124 and 125).</p>
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This largely agricultural site is located to the south of residential properties in Ellis Close, situated east of Oakington Road, on the south western side of Cottenham, within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed buildings – Grade II Listed Moretons Charity Almshouses, Rampton Road are to the east of the site (90m). Adverse effect as northern edge of site obscures rural context, views and backdrop for these buildings. Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are known in the vicinity. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms an important part of the setting of several Grade II Listed Buildings. With careful design it should be possible to mitigate impacts on the historic environment because provided development does not obscure the rural context, views and backdrop for these buildings.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. <p>With careful design it should be possible to mitigate any impact on the natural environment</p>
Physical considerations?	<ul style="list-style-type: none"> Noise issues - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance. Utility services (e.g. pylons) – Telecom pylons exist along Oakington Road and Ellis Close.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of</p>

	<p>many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site is in an area the study describes as flat arable fields and hedgerows abutting the village edge where the built up edge is clearly defined. Mature hedgerows clearly define three boundaries and the site is open to long distance views across to the south and west.</p> <p>The Cottenham Village Design Statement (2007) describes the southern part of the village, along Histon Road: “Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside.” (page 7)</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is largely linear along Histon Road, with long rear gardens. It is in a prominent location and would create a large area of residential development in a cul-de-sac, which would alter and detract from the character of this largely linear settlement. It would be of a scale which would be detrimental to the rural character and setting of the village and have a detrimental impact on the openness of the Green Belt in this location.</p>
<p>Can any issues be mitigated?</p>	<p>In part. Adverse historic environment, townscape and landscape impacts but a smaller scale of development carefully designed may be possible, providing the opportunity to create a new softer edge to the village.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county’s network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on Oakington Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>

<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
<p>Drainage measures?</p>	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
<p>School capacity?</p>	<p>Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 132 dwellings could generate a need for early years places and a maximum of 46 primary school places and 33 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>

Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	The proposer provides the following supporting information: Residential development of the site could provide benefits including affordable housing and open space/recreation provision. It is understood that affordable housing is needed within the village and as such the site could make a valuable contribution towards providing affordable housing for the community. Any additional opportunities and benefits could be explored through the plan making process.
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	3.30 ha.
Site capacity	99 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site is not on the open market at present. It is understood that there is interest from the housebuilding market for potential residential development sites in Cottenham.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings be completed on site 2016-21.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	None identified.
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>

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

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

Site Assessment Proforma

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

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

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

Tier 2: Significant Local Considerations

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

<p>and wildlife designations and considerations?</p>	<p>adjacent to Beach Road on south west boundary.</p> <ul style="list-style-type: none"> Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. <p>With careful design it should be possible to mitigate any impact on the protected trees.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> Noise issues – Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an ‘island’ on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site adjoins a housing development that forms a fairly harsh edge to the north east. The south eastern side of Cottenham is characterised by flat pasture and semi-enclosed fields, beyond which the landscape opens up. The surrounding countryside is flat with long distance views, particularly from the north and east.</p> <p>The Cottenham Village Design Statement (2007) states: “The surrounding countryside, all of which is best and most versatile agricultural land, is flat and open with few farmsteads, trees or other landmarks. This creates long views within the parish and beyond. The pattern of the landscape is made by man: lodes, droves and field boundaries run in straight lines.” It also recognises the importance of this area on the setting of Cottenham: “The pinnacled tower [of All Saints Church] acts as a focus around which the setting of the village revolves as one looks from Beach Road, Long Drove...” (page 4) and includes a guideline (page 6) to protect the area:</p> <p>L/7: Protect vistas that contribute to the character and attractiveness of Cottenham.</p>

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

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Beach Road but not Long Drove would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>Enhanced pedestrian access could be achieved by extending the pavement provision along the site frontage.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an

	<p>increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN of 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
Any other issues?	<p>The proposer provides the following supporting information:</p> <p>The proposal can provide much needed homes within the South Cambridgeshire District in a location that is outside of the Green Belt and abuts a Minor Rural Centre. The site is very well related to Cottenham being contained on all four of its sides by existing formed boundaries. With the proper management and retention of the trees to the boundaries, along with a well designed scheme and additional sympathetic planting, a residential development of the land would</p>

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

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

Capacity	
Developable area	1.10 ha.
Site capacity	33 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	Yes
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>

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

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

Location	Cottenham
Site name / address	The Woodyard, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 50 dwellings with public open space (note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)
Site area (hectares)	1.22 ha.
Site Number	241
Site description & context	The site lies slightly removed from the village framework on the north eastern side of Cottenham. The site is agricultural land that lies to the rear of an area of rough ground fronting Church Lane, a single track lane with limited passing places. With the exception of hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south. Note: the site is not adjacent to the village framework and can only be considered as part of a larger site with Site 269.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	Previous attempts to gain planning permission have been unsuccessful (C/0871/61/ - 2 dwellings and C/0815/64/ - 1 dwelling) for being out of keeping with the character of existing development in this neighbourhood, outside the village framework, it would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside. The access road is substandard.

Source of site	Site suggested through call for sites
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Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This is an agricultural site on the north eastern side of Cottenham with no strategic constraints identified that would prevent the site from being developed.</p> <p>However, the site does not adjoin the village development framework and is therefore conditional on the adjoining site being found to have potential before it could be considered.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Cottenham Conservation Area lies approximately 55m to the west. • Listed Buildings – the Grade I Listed Church of All Saints lies approximately 200m to the west, together with various other Grade II Listed buildings along High Street. • Non-statutory archaeological site - The site is located in the historic core of the village to the east of the medieval parish All Saints church. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms an important part of the setting of a Grade I church and several Grade II Listed Buildings and the Conservation Area. It would not be possible to mitigate impacts on the historic environment.</p>
Environmental	<ul style="list-style-type: none"> • Biodiversity features - Fenland landscapes support species and

<p>and wildlife designations and considerations?</p>	<p>habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues - A depot located immediately to the south but use unknown and may require further assessment? Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues - A reported incident of flooding in 2010 associated with highway drain in Church Lane approx 65-100m from this site. • Utility services - pylons run along the Church lane road frontage and the eastern boundary of the site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site is adjacent to the historic core, in an area identified as having mature tree belts bordering the grounds of All Saint's Church, which combine with long back gardens to create a clearly defined edge. There are also long views to be had across to the church tower to the north of the site from the south. The site is adjacent to the village core and provides a rural setting for the linear historic core and a transition from village to Fen edge landscape. Any development in this location will impact on it's setting.</p> <p>The Cottenham Village Design Statement (2007) states: "The surrounding countryside, all of which is best and most versatile agricultural land, is flat and open with few farmsteads, trees or other landmarks. This creates long views within the parish and beyond.</p>

	<p>The pattern of the landscape is made by man: lodes, droves and field boundaries run in straight lines.” It also recognises the importance on this area on the setting of Cottenham: “The pinnacled tower [of All Saints Church] acts as a focus around which the setting of the village revolves as one looks from Church Lane...” (page 4) and includes the following guideline (page 6) to protect the area:</p> <p>L/7: Protect vistas that contribute to the character and attractiveness of Cottenham.</p> <ul style="list-style-type: none"> • The following vistas are designated as meriting special protection: <ul style="list-style-type: none"> ○ the approaches to the Parish Church from the north of Long Drove and Church Lane. <p>The Draft Cottenham Conservation Area Appraisal (2007) states: “Church Lane heads south-east and is a farm track or drove road. The right hand side is lined with mature hedgerows including hawthorn and blackthorn. The boundary of the Conservation Area follows the backs of the long gardens of properties in High Street and marks the edge of the wide expanse of farmland.” (page 27)</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed church. Previous planning applications have been refused (see Planning history), as development in this location would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of Grade I Listed church and Conservation Area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential noise and flooding.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county’s network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be</p>

	<p>served by public transport or non-motorised modes.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>The Highway Authority believes that the access to site 269 (a junction located on The Woodyard) could also serve site number 241.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN OF 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places</p>

	and 13 secondary places. After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	
Can issues be mitigated?	In part. It is not possible to provide safe highway access to the site. Access can only be achieved through the adjoining site. Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.82 ha if unconstrained)
Site capacity	25 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	No.
Site ownership status?	Site promoted by two landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	Not known.

When would the site be available for development?	The site is available immediately.
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Achievability	
Phasing and delivery of the development	Not known.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

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

Site Assessment Proforma

Location	Cottenham
Site name / address	Land at Oakington Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	100+ dwellings
Site area (hectares)	4.90 ha
Site Number	260
Site description & context	<p>The site lies on the south western edge of Cottenham to the north of Oakington Road. The majority of the land is agricultural, although a small area of land immediately to the rear of properties in the north eastern corner is not in intensive farming use, and has become overgrown grassland and may be in use as allotments and an orchard. Land fronting Oakington Road to the south comprises grassland with a couple of disused agricultural buildings.</p> <p>Note: the site has also been submitted as part of a larger site – as site 113.</p>
Current or last use of the site	Paddock / Arable Land
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	The site, as part of a larger site, was proposed through the production of LP 2004. The inspector did not consider there to be such a need for additional housing to justify allocation of this site, particularly given other sites were available in higher order settlements.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations

Green Belt	The site is not within the Green Belt.
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Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is a small, predominantly agricultural, site on the south western edge of Cottenham with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - Cropmarks show a site of intensive late prehistoric or Roman settlement in the area. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way - the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land on the edge of Rampton approximately 1.2km to the west. • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1.

	With careful design it should be possible to mitigate any impact on the natural environment.
Physical considerations?	<ul style="list-style-type: none"> Noise issues - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The site lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area.</p> <p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed farmland / long gardens having long wide views on approach across flat fields to wooded edge with houses visible between trees and hedges.</p> <p>The site is very exposed to views across the flat, arable land of the Green Belt to the south, which is open to the Oakington Road frontage. The site has a rural character, and creates a soft edge at this entrance to the village.</p> <p>The Cottenham Village Design Statement (2007) describes Cottenham as a linear village and that developers should "Create streets with a purposeful line: settlement should follow the street and should not be random. In general avoid closes and culs-de-sac."</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village.</p>
Can any issues be mitigated?	Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site.

Infrastructure	
Highways access?	Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic

	<p>crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on Oakington Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>Access onto Oakington Road access will be outside the 30mph speed limit on a relatively straight, fast road, where there is currently no public footpath.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. • Surface Water - strategic SuDS will be required to attenuate run-off from the site in order to ensure that flood risk is not caused or exacerbated elsewhere. Whilst the site is Outside the Old West IDB District, surface water from this site would eventually drain into the Board's District. The District does not have any residual

	<p>capacity to take extra direct discharge into the system. Therefore surface water from this site would have to be attenuated on site, we would only accept the existing Greenfield run-off rate into the Boards drains.</p>
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN OF 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
Any other issues?	
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and health.</p>

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

Capacity	
Developable area	3.68 ha.

Site capacity	110 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there has been interest from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	None identified

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

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

Location	Cottenham
Site name / address	Land to the rear of 34 - 46 Histon Road, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	55-95 dwellings
Site area (hectares)	1.04 ha.
Site Number	263
Site description & context	<p>This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village.</p> <p>The land lies to the rear of gardens to numbers 34-46 Histon Road. It includes a strip of land adjacent to number 38 where there is a gated access from Histon Road to an agricultural building and land at the rear. The field is grassland, separated from a large arable field to the north with a hedgerow. The eastern and western boundaries are much more open.</p> <p>Note: there is significant overlap with site 123.</p>
Current or last use of the site	Hay Making
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>Land to the rear of 34-46 Histon Road has previously been considered for residential development through the production of LP 2004 and 1993. The Inspectors for both Local Plans did not see any reason to amend the Green Belt boundary to include the land within the village framework or allocate it for residential development.</p> <p>There have also been attempts to gain planning permission for residential development, ranging from a single dwelling (S/1385/79/O) to development of larger sites (S/335/79/O & S/1630/86/O).</p>

	<p>A proposal for residential development on 1.74 acres (S/335/79/O) was refused as it would lead to the consolidation of the ribbon development linking Cottenham to Histon that was undesirable, leading to the loss of the remaining semi-rural character, which is based on the remaining undeveloped frontage. It was also contrary to the Structure Plan, where Cottenham was restricted to small groups of infilling.</p> <p>The Inspector considering the appeal against refusal for development of a larger site, including land to north (S/1630/86/O), noted in his decision letter: "The proposal would not consolidate the development of the village...It would be a clear extension of development into the proposed Green Belt behind the ribbon of housing on the north western side of Histon Road, and it would be separated by a field from the boundary of existing housing to the north east."</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations	No

that have the potential to make the site unsuitable for development?	
Tier 1 conclusion:	<p>This grassland site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village, within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - the site is located to the south of the historic core of the village. Finds of Roman date are known in the vicinity. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade (i.e. Agricultural Land

	<p>Classification Grade 1, 2, 3a) – Grade 1.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land Contamination - this site is adjacent to an area of industrial/commercial use, but the exact location is unclear. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The southern and western approaches also have urban development extending out into the Fen Edge landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. It also identified the linear character of development along the approach road for retention.</p> <p>The Cottenham Village Design Statement (2007) describes this part of the village: "Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside." (page 7)</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Cottenham. The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would be of a scale which would alter the current rural character and setting of the village and impact on the openness of the Green Belt in this location. This was also the view of the appeal Inspector in his decision letter (S/1630/86/O) (see the Planning History section above.)</p>

Can any issues be mitigated?	In part. With careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site. However, further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.
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Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>It should be possible to provide safe road access onto Histon Road and development of this site would be acceptable in principle, subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN OF 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 95 dwellings could generate a need for early years places and a maximum of 33 primary school places and 24 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

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

Capacity	
Developable area	0.70 ha.
Site capacity	21
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there is interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	None identified

<p>Economic viability?</p>	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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<p>Site Assessment Conclusion</p>	
<p>Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.</p>	

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

Site Assessment Proforma

Location	Cottenham
Site name / address	Land adjacent to The Woodyard, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development
Site area (hectares)	1.42 ha
Site Number	269
Site description & context	<p>The site lies adjacent to the village framework on the north eastern side of Cottenham. The site is pasture land accessed off Church Lane, a single track lane with limited passing places. With the exception of trees and hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south.</p> <p>Note: the site is adjacent to Site 241.</p>
Current or last use of the site	Pasture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	A previous attempt to gain planning permission for 2 dwellings has been unsuccessful (C/0871/61) for being out of keeping with the character of existing development in this neighbourhood.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations

Green Belt	The site is not within the Green Belt.
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Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is an area of pasture on the north eastern side of Cottenham with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the site lies adjacent to the Cottenham Conservation Area. • Listed Buildings – the Grade I Listed Church of All Saints lies approximately 120m to the west, together with various other Grade II Listed buildings along High Street. • Non-statutory archaeological site - The site is located in the historic core of the village to the east of the medieval parish All Saints church. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms an important part of the setting of a Grade I church and several Grade II Listed Buildings and the Conservation Area. It would not be possible to mitigate impacts on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the

	<p>design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Flooding and drainage issues - A reported incident of flooding in 2010 associated with highway drain in Church Lane approx 65-100m from this site. • Noise issues - A depot located immediately to the south but use unknown and may require further assessment? Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Utility services - pylons run along the Church lane road frontage.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site is adjacent to the historic core, in an area identified as having mature tree belts bordering the grounds of All Saint's Church, which combine with long back gardens to create a clearly defined edge. There are also long views to be had across to the church tower to the north of the site from the south. The site is adjacent to the village core and provides a rural setting for the linear historic core and a transition from village to Fen edge landscape. Any development in this location will impact on it's setting.</p> <p>The Cottenham Village Design Statement (2007) states: "The surrounding countryside, all of which is best and most versatile agricultural land, is flat and open with few farmsteads, trees or other landmarks. This creates long views within the parish and beyond. The pattern of the landscape is made by man: lodes, droves and field boundaries run in straight lines." It also recognises the importance on this area on the setting of Cottenham: "The pinnacled tower [of All Saints Church] acts as a focus around which the setting of the village revolves as one looks from Church Lane..." (page 4) and includes the following guideline (page 6) to protect the area:</p> <p>L/7: Protect vistas that contribute to the character and attractiveness of Cottenham.</p> <ul style="list-style-type: none"> • The following vistas are designated as meriting special protection: <ul style="list-style-type: none"> ○ the approaches to the Parish Church from the north of Long Drove and Church Lane. <p>The Draft Cottenham Conservation Area Appraisal (2007) states:</p>

	<p>“Church Lane heads south-east and is a farm track or drove road. The right hand side is lined with mature hedgerows including hawthorn and blackthorn. The boundary of the Conservation Area follows the backs of the long gardens of properties in High Street and marks the edge of the wide expanse of farmland.” (page 27)</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The land forms an important part of the setting of this part of historically sensitive part of Cottenham. Previous planning applications (see Planning history) have been refused, as development in this location would constitute a sporadic form of development, detached from the village, and would represent an intrusion into open countryside.</p>
Can any issues be mitigated?	<p>No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of Grade I Listed church and Conservation Area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential noise and flooding.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county’s network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on The Woodyard would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>The Highway Authority believes that the access to this site could also serve site number 241.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to

	<p>developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Cottenham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN OF 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.</p>
Any other issues?	
Can issues be mitigated?	<p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>
Does the site warrant further assessment?	<p>No</p>

Tier 3: Site Specific Factors

Capacity

Developable area	None (0.96 ha if unconstrained)
Site capacity	29 dwellings
Density	30 dph

Potential Suitability

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

Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	Not known.
When would the site be available for development?	The site is available immediately.

Achievability

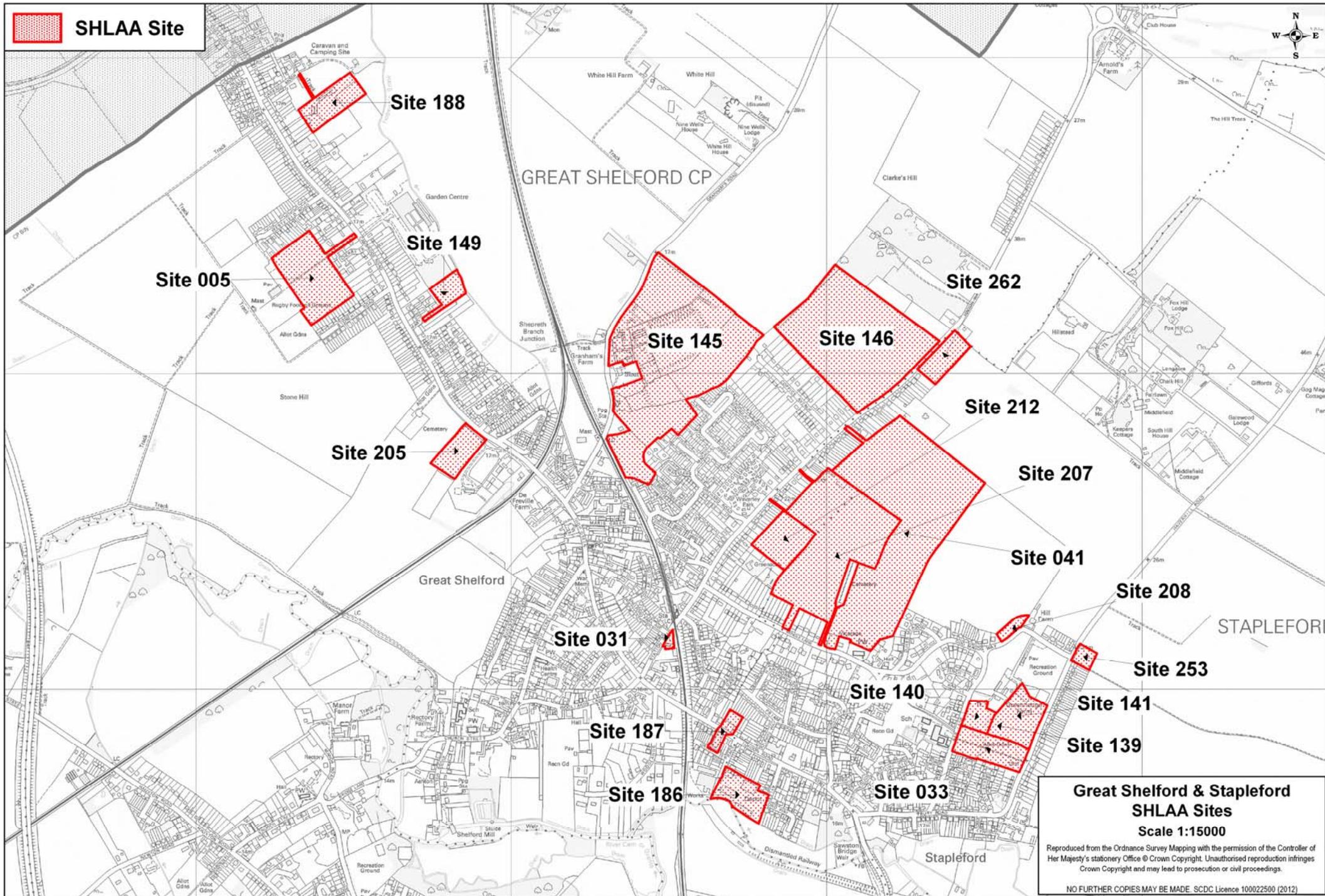
Phasing and delivery of the development	Not known.
Are there any market factors that would significantly affect deliverability?	None known.

Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion	
Site with no development potential.	



SHLAA Site



**Great Shelford & Stapleford
SHLAA Sites
Scale 1:15000**

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

Location	Great Shelford & Stapleford
Site name / address	Land off Cambridge Road, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	150 dwellings
Site area (hectares)	3.96 ha
Site Number	005
Site description & context	<p>The site is located on the north-western edge of Great Shelford and lies to the rear of the existing dwellings along Cambridge Road. The site is enclosed by existing residential development to the north, south and east, and by allotments and the Shelford Rugby Club to the west.</p> <p>The site is a grassed field that is dissected by a concrete access road to the Shelford Rugby Club.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The site was proposed for 150 dwellings including affordable housing through the Local Development Framework (Objection Site 52, June 2006) and was considered at the Site Specific Policies DPD examination as part of Main Matter 7. The site was considered again through the Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 27). The Council rejected the site for a number of reasons including:</p> <ul style="list-style-type: none"> • development of the site would create an unacceptable extension into the open countryside and would be out of keeping with the existing pattern of development along Cambridge Road; and • there are no exceptional circumstances for altering the Green

	<p>Belt boundary around Great Shelford – the conclusion of the Inspector examining the Cambridge Southern Fringe Area Action Plan.</p> <p>The Inspector examining the Local Plan 2004 concluded that there were no exceptional circumstances warranting the removal of this site from the Green Belt.</p> <p>The Inspector examining the Local Plan 2003 concluded that the site was beyond the existing built up area of the village and that the present agricultural use of the land was appropriate in the Green Belt, and therefore that there was no justification for allocating this land.</p> <p>S/2104/06 (76 affordable units) – the planning application was dismissed on appeal in April 2008. The Inspector concluded that the scale and size of the proposed development would significantly reduce the openness of the Green Belt, would result in further encroachment into the countryside, and would create greater consolidation of development in depth between Great Shelford and Trumpington.</p> <p>C/1749/73 and C/1763/73 (erection of 145 dwellings) – both planning applications were dismissed on appeal in May 1975. The Inspector concluded that although the site is already surrounded on three sides by housing and therefore might appear to be suitable for residential development, further development in depth in this location would be a step towards the coalescence of Trumpington and Great Shelford. The Inspector also concluded that the site, together with the adjoining playing fields, contributes materially to the open appearance of the surrounding countryside and development would result in the unacceptable loss of part of the then proposed Green Belt.</p>
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt, except for the access between the existing properties off Cambridge Road.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.

	The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would increase the depth of the coalescence between Trumpington and Great Shelford, change the linear character of this area of village, and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	The site is a rectangular grassed field located on the north-western edge of Great Shelford, dissected by the access road to the Shelford Rugby Club. The site is enclosed by existing residential development, allotments and the Shelford Rugby Club. No strategic considerations have been identified that would prevent the site from being developed, however the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions: <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – crop marks to the north and south of the site indicate the location of extensive settlement and agriculture of late prehistoric and Roman date. Further archaeological information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – there are trees with Tree Preservation Orders in the private residential gardens along the boundaries of the site, which will not be directly affected by development of this site. • Biodiversity features – the greatest impact would be as a result of loss of grassland habitat affecting foraging areas for birds and

	<p>invertebrates, although the value for bats may be limited due to light pollution from the adjacent rugby club. However, there are opportunities for habitat enhancement through the planting of small copses and extending hedgerows into the site.</p> <ul style="list-style-type: none"> • Agricultural land of high grade – the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the site will be adjacent to Shelford Rugby Club, which includes a social club as well as sports pitches. The distance separation between sports / recreational and residential uses is unlikely to be in accordance with the Open Space SPD and there are possible issues with noise from training and competitive matches and artificial lighting. The social club holds entertainment type events such as music / disco and has resulted in noise complaints. Recreational and any entertainment noise would need assessment and insulation works to the social club may be required by s106 obligations or similar. The existing floodlighting of the sports pitches may require consideration. The site should not be allocated until these issues and potential mitigation options have been considered. • Topography issues – the site is generally flat with a gentle slope towards the north-east.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. Development along Cambridge Road is characterised by its strong linear nature, with more recent infill behind, and transitional areas of enclosed fields and paddocks that soften the village edge. Beyond this is large-scale and expansive farmland.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Cambridge Road is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, in particular the glimpses of the countryside from within the village.</p> <p>Development of this site would have some adverse impact on the townscape and landscape of this area, as it would change the linear character of this area of village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.</p>

Can any issues be mitigated?	In part – it should be possible to partly mitigate noise issues and impacts on townscape and landscape through careful design.
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<p style="text-align: center;">Infrastructure <i>(ie. and potential to mitigate)</i></p>	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The Highway Authority has concerns in relation to the provision of a suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>The promoter has advised that the existing access to the site would be upgraded as part of any development proposal, and that there is sufficient space within the same ownership and the highway to provide a suitable access.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 150 dwellings could generate a need for early years places, a maximum of 53 primary school places and 38 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.

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

Capacity	
Developable area	2.97 ha
Site capacity	119 dwellings
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by Great Shelford Ten Acres Ltd.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site in 2011-16. • Phasing – the promoter has indicated that 100 dwellings could be provided in 2011-16 and a further 50 dwellings could be provided in 2016-21.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite</p>

	<p>facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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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 a separate plan making process.

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

Location	Great Shelford & Stapleford
Site name / address	The Railway Tavern, Station Road, Great Shelford
Category of site:	A development within the existing village development framework boundary.
Description of promoter's proposal	13 dwellings (note: site does not meet the size threshold, however sites are allocated for residential development of 10 or more dwellings, a requirement that the promoter's proposal meets, and the capacity will be tested through the assessment)
Site area (hectares)	0.12 ha
Site Number	031
Site description & context	<p>The site is located in the centre of Great Shelford. The site is triangular and is enclosed by existing commercial / industrial units to the south, the railway line to the east with existing residential development beyond, and by residential development along Station Road to the west.</p> <p>The site is occupied by a vacant public house with small garden behind and car park, and is largely screened from the railway line by trees and hedges. The public house closed in September 2009.</p>
Current or last use of the site	The site is occupied by a vacant public house and car park.
Is the site Previously Developed Land?	Yes.
Allocated for a non-residential use in the current development plan?	No.
Planning history	S/0133/11 (13 flats following demolition of existing public house) – the planning application was allowed on appeal in October 2011 as the Inspector concluded that although there would be a significant change in the open aspect of the car park, the siting, scale, massing and design of the development would be in keeping with the varied character and appearance of the area. The Inspector also concluded that the living conditions of the occupiers of the neighbouring dwellings would not be unduly affected with regard to loss of outlook or loss of privacy.

Source of site	Site suggested through call for sites
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Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	This is a triangular shaped site occupied by a vacant public house and car park, located in the centre of Great Shelford. The site already has planning permission for 13 flats following the demolition of the existing public house. No strategic considerations have been identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the site is not within the Conservation Area, however it is 30 metres from its boundary. Development of the site is likely to have an adverse effect on the setting of the Conservation Area due to its prominent position on the approach to the Conservation Area, loss of openness and potential contrast to the set-back position and form of existing buildings. • Non-statutory archaeological site – the site is located in the historic core of the village. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - there are not believed to be any significant impacts upon biodiversity resulting from development of this site, however the grassland adjacent to the railway line may be of value to reptiles.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – this site has previously been subject to a preliminary contamination assessment and would require further site investigation. This could be dealt with by condition. • Air quality issues – this location is not in an area of poor air

	<p>quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality.</p> <ul style="list-style-type: none"> • Noise issues – the north and east of the site is bounded by an operational railway line. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However it is likely that railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation through a combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, sealed non-openable windows on façade facing railway, acoustically treated mechanical ventilation, no open amenity spaces such as balconies / gardens). Possible noise barrier / earth berm and special foundation design may be required. Noise likely to influence the design / layout and number / density of residential premises. There are numerous offices to the west with ventilation plant and equipment in close proximity. Might be possible to coexist but possible offsite noise impacts or statutory nuisances from plant noise. Noise has not been quantified so offsite mitigation may be required and no guarantee this can be secured. Overall in terms of adverse noise impact – medium risk but should be considered / assessed before allocating. • Topography issues – the site is generally level but on slightly higher ground than the existing residential properties on the other side of the road.
Townscape and landscape impact?	<p>The site is enclosed by existing built development; therefore there are no landscape considerations.</p> <p>Development of this site would not have any adverse impact on the townscape of this area.</p>
Can any issues be mitigated?	<p>Yes – it should be possible to mitigate noise issues and impact on the setting of the Conservation Area through careful design.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p>

	<p>A junction located on to Station Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
<p>Drainage measures?</p>	<p>No Flood Risk Assessment has been provided.</p>
<p>School capacity?</p>	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 13 dwellings could generate a need for early years places, a maximum of 5 primary school places and 3 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site</p>

	would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Sawston Village College and/or the provision of a new school.
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

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

Capacity	
Developable area	0.12 ha, based on planning permission granted in October 2011.
Site capacity	13 dwellings, based on planning permission granted in October 2011.
Density	108 dph, based on planning permission granted in October 2011.

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by Manhattan Corporation Ltd.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed, however the landowner is a developer and there is also interest from local housing associations.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has not indicated whether there are any market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has not indicated whether there are any cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
The site has planning permission for 13 dwellings.

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

Location	Great Shelford & Stapleford
Site name / address	Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	76 dwellings
Site area (hectares)	1.91 ha
Site Number	Site 033
Site description & context	<p>The site is located in Stapleford. It is to the south of Greenhedge Farm and is bounded to the west by Bar Road and to the east by Haverhill Road. Stapleford Community Primary School is located on Bar Road immediately west of the site. To the south of the site there is housing with gardens.</p> <p>The site comprises mostly of allotments The north-east corner of the site is grassland rather than allotments and there is a pond/earthworks located here.</p> <p>A track bisects the site providing access to the allotments from both road boundaries.</p> <p>The site is to the south of three other registered sites within Stapleford (Sites 139, 140 and 141).</p>
Current or last use of the site	Allotments
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No allocation in the current development plan.

Planning history	1971- Outline planning permission was refused for residential development of the site (C/70/781). A reason for refusal was that the site is allocated for non-statutory allotments in the Town Map and the proposed development would prejudice the use of this area for these purposes.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the 'Outer Rural Areas of the Green Belt' as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>The site is within an area, which is enclosed on three sides by the built form of Stapleford. It is not located such that it would perform the function of physically separating villages within the Green Belt. However development of the site would have an impact on the scale and character of Stapleford as a Green Belt village. The site also has a rural character as it is not developed but used for allotments.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No

<p>Tier 1 conclusion:</p>	<p>The site is used primarily for allotments. It is located on the eastern side of Stapleford to the south of Greenhedges Farm.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

<p style="text-align: center;">Designations and Constraints</p>	
<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Listed buildings – 57 Bar Lane (Stapleford Hall) is a grade II listed building to the north of the site (185metres distance); 5 and 7 Bar Lane are two grade II listed buildings to the south of the site (115metres distance). Some adverse effect on setting of Listed Buildings in Bar Lane due to loss of openness and functional rural setting • Non-statutory archaeological site – The site is located in the historic village core with a medieval moat known to the west and possible trackways to the north. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – Within the northern boundary hedgerow are a group of trees, which have a TPO on them. They consist of 2 ash and 1 field maple. Since they are on the edge of the site they could be protected if the site were to be developed. • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrows and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants

	<p>such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination - Allotment gardens, requires assessment, can be conditioned. • Noise issues - No obvious noise related issues, therefore no objection in principle
<p>Townscape and landscape impact?</p>	<p>The site is within the Granta Valley Landscape Character Area but close to the Gog Magog Chalk Hills.</p> <p>The site is on a finger of green with a rural character that extends from the open countryside on the north of Stapleford into the built form of the village.</p> <p>There is a well-established hedgerow forming the northern boundary of the site comprising some mature trees. This hedge encloses the site from the open pastureland to the north. A mature hedgerow on the western boundary also creates an enclosed character for the site. Views into the site from the Haverhill Road are slightly more open as a result of breaks in the hedgerow.</p> <p>There is built up land on three sides of the site. The residential area to the east and south of the site are characterised by detached and semi-detached housing with mature gardens. The mature hedgerows surrounding the site mean that it does not have an open character. The site is rural in character.</p> <p>If the site were to be developed there would be a significant adverse impact on the landscape due to the loss of this significant open green space used for allotments that reflects the rural character of the village and its separate farmsteads.</p>
<p>Can any issues be mitigated?</p>	<p>It should be possible to partly mitigate impacts on listed buildings and the non-statutory archaeological aspects surrounding the site through careful design.</p>

<p>Infrastructure</p>

<p>Highways access?</p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the Strategic Road Network.</p> <p>A junction located on to Bar Lane would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity – No significant impact on existing network. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage –There is sufficient capacity at the waste water treatment works to accommodate this development site. However the foul sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
<p>Drainage measures?</p>	<p>No FRA provided</p>

School capacity?	<p>Stapleford has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 58 surplus primary places in Stapleford taking account of planned development in Stapleford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The site lies in close proximity to the Stapleford Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.</p> <p>The development of this site for 76 dwellings could generate a need for early years places and a maximum of 27 primary school places and 19 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools. The site lies in close proximity to the Stapleford Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.</p>
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.
Any other issues?	The proposer provides the following information. – Affordable housing at 40% Public Open Space at levels set out in SPD
Can issues be mitigated?	It should be possible to mitigate impacts on highways access, school capacity and health facilities capacity.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.72ha)
Site capacity	69
Density	40dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> • The site is not potentially capable of providing residential development taking account of site factors and constraints. •

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Ely Diocesan Board of Finance
Legal constraints?	None – but site is used for allotments
Is there market interest in the site?	<p>The site has not been marketed.</p> <p>There has not been interest in the site from a developer.</p>
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately.

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

<p>Economic viability?</p>	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

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

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

Location	Great Shelford & Stapleford
Site name / address	Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	676 dwellings with allotments
Site area (hectares)	16.93 ha
Site Number	041
Site description & context	<p>The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery.</p> <p>The site consists of agricultural fields with some hedges and trees along the boundaries.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	<p>The Inspector examining the Local Plan 2004 concluded that this site consists of attractive rising open agricultural land within the Green Belt and that there are no exceptional circumstances to justify diminution of this protection.</p> <p>S/1696/08 (extension to burial ground) – the planning application was granted in January 2009.</p>
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt, except for the two access points between existing properties off Hinton Way and Mingle Lane.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would change the linear character of this area of the village and result in backland development and encroachment into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Listed Buildings – the site is adjacent to the Grade II* listed Church of St Andrew and the Grade II listed cottage at 45 Mingle Lane. Development of this site is likely to have a major adverse effect on the settings of the listed buildings due to the loss of rural backdrop, trees and open green area within the streetscape and backdrop.
Tier 1 conclusion:	<p>The site consists of agricultural fields located on the eastern edge of Great Shelford to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery. The site is adjacent to the Grade II* listed Church of St Andrew and the Grade II listed cottage at 45 Mingle Lane. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – land west of the Vicarage is within the Conservation Area and the site adjoins the Conservation Area. Development of this site is likely to have a major adverse effect on the setting of the Conservation Area due to the loss of the rural backdrop to Mingle Lane, loss of significant open space and trees in the Vicarage garden and intensification to create the vehicular entrance. Development of the site is also likely to harm the setting of the Vicarage which is a Heritage Asset within the Conservation Area. • Listed Buildings – the site is adjacent to the Grade II* listed Church of St Andrew and the Grade II listed cottage at 45 Mingle Lane. Development of this site is likely to have a major adverse effect on the settings of the listed buildings due to the loss of rural backdrop, trees and open green area within the streetscape and backdrop. • Non-statutory archaeological site – the site is located in the historic core of the village to the north of the medieval parish church of St Andrew. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – there are some trees with Tree Preservation Orders along the southern boundary. • Biodiversity features (chalklands) – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site includes grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy. • Noise issues - no obvious or apparent noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation above existing residential use due to development related car movements but dependent

	on site entrance - Mingle Lane / Station Road.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. The eastern edge of the village is characterised by strongly rolling chalk hills with large arable fields rising from the village edge to a ridge. The Church of St Andrew is a landmark building.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and 'wild' areas, ensuring that it is still more village in character than suburb. Hinton Way is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, including those from Hinton Way.</p> <p>Development of this site would have a significant impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the strongly rolling chalk hills rising from the village edge and would create development contrary to the ribbon development character of this part of the village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the landscape and townscape, and settings of the listed buildings and Conservation Area.

Infrastructure <i>(ie. and potential to mitigate)</i>	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on Mingle Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000

	<p>properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Great Shelford and Stapleford are already served by gas and system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 676 dwellings could generate a need for early years places, a maximum of 237 primary school places and 169 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further	No.

assessment?	
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 8.47 ha)
Site capacity	None (if unconstrained 339 dwellings)
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	Owned by Ely Diocesan Board of Finance.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would	The promoter has indicated that there are no cost factors that could affect the delivery of the site.

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

Site Assessment Conclusion
Site with no development potential.

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

Location	Great Shelford & Stapleford
Site name / address	Land east of Bar Lane and South of Gog Magog Way, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 30 dwellings with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))
Site area (hectares)	2.80 ha
Site Number	Site 139
Site description & context	<p>The site is located in Stapleford. The northern boundary of the site wraps around Greenhedge Farm to the west and further east along this boundary is a large open space with tennis courts that is Stapleford recreation ground. Allotments are to the south of the site. Bar Lane forms the boundary to the west and Haverhill Road to the east. Both these roads have residential properties along them.</p> <p>The site comprises two paddocks divided from north to south by a hedgerow. The western paddock consists of pastureland surrounded by hedges on all sides. The larger paddock to the east consists of pastureland with a pond in the middle. A fenced paddock area with bare earth surface occupies part of the northern end of the site. There are some farm buildings on the site near the northern edge close to Greenhedge Farm which have an access road from the farm complex.</p> <p>This site combines Sites 140 and 141. (Site 141 is the western section and Site 141 the eastern section) Site 033 is adjacent to the southern boundary</p>
Current or last use of the site	Paddocks
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current	No

development plan?	
Planning history	<p>Only part of the site has previously been considered for housing development. The paddock that makes up the western part of the site has had a history of planning applications as follows –</p> <p>Planning application for 18 affordable houses for rent was withdrawn in 1999 (S/0242/98/0)</p> <p>Various previous planning applications for residential development that were refused between 1962-1968. The reasons for refusal included that the site was outside the existing village and development would detract from the open and rural appearance and character of the area.</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the 'Outer Rural Areas of the Green Belt' as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>The site is within an area, which is enclosed on three sides by the built form of Stapleford. It is not located such that it would perform the function of physically separating villages within the Green Belt. However development of the site would have an impact on the scale and character of Stapleford as a Green Belt village and on the rural character of the area.</p>
Is the site subject to any other considerations that have the potential to	No

make the site unsuitable for development?	
Tier 1 conclusion:	<p>The site is located in Stapleford to the south and east of Greenhedge Farm and comprises of two paddocks separated from north to south by a hedgerow.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed buildings – 57 Bar Lane (Stapleford Hall) is a grade 2 listed building to the north of the site (110metres distance); 5 and 7 Bar Lane are two grade 2 listed buildings to the south of the site (200 metres distance). Some adverse effect on setting of Listed Buildings in Bar Lane due to loss of openness and functional rural setting • Non-statutory archaeological site - The site is located in the historic village core with a medieval moat known to the west and possible trackways to the north. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders - Within the southern boundary hedgerow are a group of trees, which have a TPO on them. ;There are four protected individual ash trees in the hedgerow that runs from north to south that divides the site in half; Several trees are within the hedge slightly south of Greenhedge Farm; A walnut and an ash tree are protected in the hedge adjacent to Greenhedge farm; There are two pine and one ash trees growing on the northern boundary close to Greenhedge Farm garden; A willow tree is growing slightly away from the hedge near to Greenhedge Farm; Near to the farm buildings in the north of the site is a protected ash tree;

	<p>Two willow trees are protected that are growing by the pond in the paddock that forms the east of the site; An ash tree is protected which stands in isolation in the middle of the southern part of the eastern paddock.</p> <ul style="list-style-type: none"> • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnets, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination - Agricultural / farm use in north, requires assessment, can be conditioned • Noise issues - No obvious noise related issues, therefore no objection in principle
<p>Townscape and landscape impact?</p>	<p>The site is located in Stapleford, which is within the Granta Valley Landscape Character Area but close to the Gog Magog Chalk Hills.</p> <p>The farm and surrounding land, which includes the site, are on a green finger of land that extends from the open countryside into the built form of the village. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identified this land as ‘enclosed farmland’.</p> <p>To the south of the site there is a well-developed hedgerow boundary containing mature trees with allotments beyond.</p> <p>The site comprises two paddocks divided from north to south by a well-established hedgerow with mature trees some of which are protected.</p> <p>The paddock to the west is flat and bounded on all four sides by well-established hedgerows, which contain mature trees and greatly restricts views into and out of the site. Bar Lane forms the boundary to the west with a new housing development facing onto the site from this road.</p> <p>The larger paddock to the east consists of pastureland with a pond in the middle. There are some trees near and around the pond. Mature</p>

	<p>hedgerows bound three sides of this paddock. Currently the hedges and trees obscure views into the site from these sides. However from the east, which looks out onto Haverhill Road the site is open with a low hedge and visible to the houses on the opposite side of the road. This residential area is characterised by a row of detached and semi-detached housing with mature gardens.</p> <p>Both paddocks that make up the site bring a very distinct rural character into this part of Stapleford bringing an intrusion of countryside into the urban form of the village. If the site were to be developed there would be a significant adverse impact on landscape due to loss of a significant open green space which reflects the rural character of this part of the village.</p>
Can any issues be mitigated?	It should be possible to partly mitigate impacts on Listed Buildings and TPOs surrounding the site through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Bar Lane would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity –there will be no significant impact on the existing network. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will

	<p>require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage –There is sufficient capacity at the Cambridge sewerage treatment works to accommodate this development site. However the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Stapleford has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 58 surplus primary places in Stapleford taking account of planned development in Stapleford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 300 dwellings could generate a need for early years places and a maximum of 105 primary school places and 75 secondary places.</p> <p>The site lies in close proximity to the Stapleford Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools. The site lies in close proximity to the Stapleford Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site. .</p>
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.

Any other issues?	<p>The proposer provided the following information -</p> <p>Residential development of the site could provide a number of benefits including affordable housing and open space/recreation provision. Affordable housing is needed within the village and as such the site could make a valuable contribution towards providing affordable housing for the community. The land put forward includes parcel A covered by Policy SP/14 (1b) – for recreational purposes. Residential on part of the SHLAA submission land, parcels B and/ or C could release this land for open recreational use by the community. Any additional opportunities and benefits could be explored through the plan making process.</p> <p>(The site consists of combining the two parcels B and C as identified on the map provided by the proposer and mentioned above.)</p>
Can issues be mitigated?	Yes
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 2.10ha)
Site capacity	84
Density	40dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Peterhouse College, Cambridge owns the land
Legal constraints?	No such constraints exist for this site.

<p>Is there market interest in the site?</p>	<p>The site is not on the open market at present. Endurance Estates Strategic Land (residential developer) has expressed clear interest in the site for residential development purposes. As such there is interest from house builders for residential development sites in Stapleford.</p> <p>There is clear interest from developers regarding the site's residential development. This has been expressed by Endurance Estates Strategic Land (residential developer), who supports this SHLAA submission and have been party to its preparation.</p>
<p>When would the site be available for development?</p>	<ul style="list-style-type: none"> • The site is available immediately.

<p style="text-align: center;">Achievability</p>	
<p>Phasing and delivery of the development</p>	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2016-21
<p>Are there any market factors that would significantly affect deliverability?</p>	<p>The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.</p>
<p>Are there any cost factors that would significantly affect deliverability?</p>	<p>The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.</p>
<p>Could issues identified be overcome?</p>	<p>N/A</p>

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

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

Location	Great Shelford & Stapleford
Site name / address	Land east of Bar Lane and South of Gog Magog Way, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))
Site area (hectares)	0.72 ha
Site Number	Site 140
Site description & context	<p>The site is located in Stapleford to the south of Greenhedge Farm. Bar Lane forms the boundary to the west. A hedge forms the eastern boundary with adjoining pastureland. To the south of the site are allotments. The site consists of pastureland. There are hedges enclosing the site on all sides</p> <p>This site is adjacent to Site 141 and they are considered together as one site - Site 139. Site 033 is adjacent to the southern boundary</p>
Current or last use of the site	Paddock
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>Planning application for 18 affordable houses for rent was withdrawn in 1999 (S/0242/98/0)</p> <p>Various previous planning applications for residential development that were refused between 1962-1968. The reasons for refusal included that the site was outside the existing village and development would detract from the open and rural appearance and character of the area.</p>

Source of site	Site suggested through call for sites
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Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the 'Outer Rural Areas of the Green Belt' as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>The site is within an area, which is enclosed on three sides by the built form of Stapleford. It is not located such that it would perform the function of physically separating villages within the Green Belt. However development of the site would have an impact on the scale and character of Stapleford as a Green Belt village and on the rural character of the area.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>The site is pastureland. It is located in Stapleford to the south of Greenhedge Farm.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> To prevent coalescence between settlements and with Cambridge. The distribution, physical separation, setting, scale and character of Green Belt villages

	<ul style="list-style-type: none"> • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> • Listed buildings – 57 Bar Lane (Stapleford Hall) is a grade 2 listed building to the north of the site (110metres distance); 5 and 7 Bar Lane are two grade 2 listed buildings to the south of the site (200 metres distance). Some adverse effect on setting of LBs in Bar Lane due to loss of openness and functional rural setting • Non-statutory archaeological site - The site is located in the historic village core with a medieval moat known to the west and possible trackways to the north. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – There are four protected individual ash trees in the hedgerow that divides the site from the adjacent field to the east; There are two pine and one ash trees growing on the northern boundary close to Greenhedge Farm garden • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Agricultural / farm use in north, requires assessment, can be conditioned

	<ul style="list-style-type: none"> Noise issues - No obvious noise related issues, therefore no objection in principle
Townscape and landscape impact?	<p>The site is located in Stapleford, which is within the Granta Valley Landscape Character Area but close to the beginning of the Gog Magog Chalk Hills.</p> <p>The farm and surrounding land, which includes the site, are on a green finger of land that extends from the open countryside into the built form of the village. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identified this land as 'enclosed farmland'.</p> <p>To the south of the site there is a well-developed hedgerow boundary containing mature trees with allotments beyond.</p> <p>The eastern boundary also has a mature hedge with a paddock in the adjacent field. Bar Lane forms the boundary to the west with a mature hedgerow along its length. There is a new housing development on the opposite side Bar Lane.</p> <p>The site consists of pastureland which is flat and bounded on all four sides by well-established hedgerows, which contain mature trees. Views into and from the site are greatly limited by the screen of these hedgerows.</p> <p>The site has a very distinct rural character and if it were to be developed there would be a significant adverse impact on landscape due to loss of a significant open green space which reflects the rural character of this part of the village.</p>
Can any issues be mitigated?	It should be possible to partly mitigate impacts on Listed Buildings TPOs, biodiversity and the non-statutory archaeological aspects surrounding the site through careful design.

Infrastructure <i>(ie. and potential to mitigate)</i>	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Bar Lane would be acceptable to the Highway Authority.</p>

	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – there will be no significant impact on the existing network. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the Cambridge sewerage treatment works to accommodate this development site. However the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Stapleford has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 58 surplus primary places in Stapleford taking account of planned development in Stapleford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.</p>
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.

Any other issues?	<p>The proposer provided the following information -</p> <p>Residential development of the site could provide a number of benefits including affordable housing and open space/recreation provision. Affordable housing is needed within the village and as such the site could make a valuable contribution towards providing affordable housing for the community. The land put forward includes parcel A covered by Policy SP/14 (1b) – for recreational purposes. Residential on part of the SHLAA submission land, parcels B and/ or C could release this land for open recreational use by the community. Any additional opportunities and benefits could be explored through the plan making process.</p> <p>(The site consists of parcel B as identified on the map provided by the proposer and mentioned above.)</p>
Can issues be mitigated?	It should be possible to mitigate by upgrading some of the utility services serving the village.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.49ha)
Site capacity	19
Density	40dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	Peterhouse College, Cambridge
Legal constraints?	No such constraints exist for this site.

<p>Is there market interest in the site?</p>	<p>The site is not on the open market at present. Endurance Estates Strategic Land (residential developer) has expressed clear interest in the site for residential development purposes. As such there is interest from house builders for residential development sites in Stapleford.</p> <p>There is clear interest from developers regarding the site's residential development. This has been expressed by Endurance Estates Strategic Land (residential developer), who supports this SHLAA submission and have been party to its preparation.</p>
<p>When would the site be available for development?</p>	<ul style="list-style-type: none"> • The site is available immediately.

<p align="center">Achievability</p>	
<p>Phasing and delivery of the development</p>	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2016-21
<p>Are there any market factors that would significantly affect deliverability?</p>	<p>The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.</p>
<p>Are there any cost factors that would significantly affect deliverability?</p>	<p>The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.</p>
<p>Could issues identified be overcome?</p>	<p>N/A</p>

<p>Economic viability?</p>	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

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

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

Location	Great Shelford & Stapleford
Site name / address	Land east of Bar Lane and South of Gog Magog Way, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))
Site area (hectares)	2.08 ha
Site Number	141
Site description & context	<p>The site is located in Stapleford to the east of Greenhedge Farm. Stapleford Recreation Ground is to the north of the site. Haverhill Road forms the eastern boundary with houses along this road. Allotments are to the south of the site. The western boundary is a hedge with adjoining pastureland.</p> <p>The site consists of pastureland with a pond in the middle with some trees around. A fenced paddock area with bare earth surface occupies part of the northern end of the site. There are some farm buildings on the site near the northern edge close to Greenhedge Farm, which have an access road from the farm complex.</p> <p>This site is adjacent to Site 140 and they are considered together as one site - Site 139. Site 033 is adjacent to the southern boundary</p>
Current or last use of the site	Paddock
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the 'Outer Rural Areas of the Green Belt' as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>The site is within an area, which is enclosed on three sides by the built form of Stapleford. It is not located such that it would perform the function of physically separating villages within the Green Belt. However development of the site would have an impact on the scale and character of Stapleford as a Green Belt village and on the rural character of the area.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>The site is pastureland with a pond within it. It is located in Stapleford to the east of Greenhedge Farm.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character

Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> Listed buildings – 57 Bar Lane (Stapleford Hall) is a grade 2 listed building to the north west of the site (150metres distance). Some adverse effect on setting of Listed Buildings due to loss of openness and functional rural setting in views from East Non-statutory archaeological site - The site is located in the historic village core with a medieval moat known to the west and possible trackways to the north. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary for the County Archaeologists in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders - Within the southern boundary hedgerow are a group of trees, which have a TPO on them. Since they are on the edge of the site they could be protected if the site were to be developed. There are four protected individual ash trees in the hedgerow that divides the site from the adjacent field to the west; Several trees are within the hedge slightly south of Greenhedge farm. A walnut and an ash tree are protected in the hedge adjacent to Green hedge farm. A willow tree is growing slightly away from the hedge near to Greenhedge farm. Near to the farm buildings in the north of the site is a protected ash tree. Two willow trees are protected that are growing by the pond. An ash tree is protected which stands in isolation in the middle of the southern part of the field Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of

	biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Agricultural / farm use in north, requires assessment, can be conditioned • Noise issues- The site will be adjacent to play equipment and tennis courts at Stapleford recreation ground and Stapleford Pavilion is or will be undergoing substantial refurbishment to allow the holding of entertainment events. Such a location and distance separation between play area and residential is unlikely to be in accordance with Open Space SPD. Minor to moderate noise related issues, but no objection in principle subject to careful design and layout.
Townscape and landscape impact?	<p>The site is located on the eastern side of Stapleford, which is within the Granta Valley Landscape Character Area but close to the beginning of the Gog Magog Chalk Hills.</p> <p>The farm and surrounding land, which includes the site, are on a green finger of land that extends from the open countryside into the built form of the village. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identified this land as 'enclosed farmland'.</p> <p>To the south of the site there is a well-developed hedgerow boundary containing mature trees with allotments beyond.</p> <p>Mature hedgerows bound the site on three sides of it. Currently the hedges and trees obscure views into the site from these sides. From the east, which looks out onto Haverhill Road the site is open with a low hedge and visible to the houses on the opposite side of the road. This residential area is characterised by a row of detached and semi-detached housing with mature gardens. Stapleford recreation ground is to the north east of the site with a mature hedgerow restricting views out of the site towards the more open recreation ground.</p> <p>The site is rural in character and if it were to be developed there would be a significant adverse impact on landscape due to loss of a significant open green space which reflects the rural character of this part of the village.</p>
Can any issues be mitigated?	It should be possible to partly mitigate impacts on Listed Buildings, TPOs and the non-statutory archaeological aspects surrounding the site through careful design.

Infrastructure

<p>Highways access?</p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on Haverhill Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity –there will be no significant impact on the existing network. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage –there is sufficient capacity at the Cambridge sewerage treatment works to accommodate this development site. However the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
<p>Drainage measures?</p>	<p>No FRA provided</p>

School capacity?	Stapleford has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 58 surplus primary places in Stapleford taking account of planned development in Stapleford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.
Any other issues?	<p>The proposer provided the following information -</p> <p>Residential development of the site could provide a number of benefits including affordable housing and open space/recreation provision. Affordable housing is needed within the village and as such the site could make a valuable contribution towards providing affordable housing for the community. The land put forward includes parcel A covered by Policy SP/14 (1b) – for recreational purposes. Residential on part of the SHLAA submission land, parcels B and/ or C could release this land for open recreational use by the community. Any additional opportunities and benefits could be explored through the plan making process.</p> <p>(The site consists of parcel C as identified on the map provided by the proposer and mentioned above.)</p>
Can issues be mitigated?	It would be possible to mitigate impacts on utility services by upgrading.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.56ha)
Site capacity	62
Density	40dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Peterhouse College, Cambridge
Legal constraints?	No such constraints exist for this site.
Is there market interest in the site?	<p>The site is not on the open market at present. Endurance Estates Strategic Land (residential developer) has expressed clear interest in the site for residential development purposes. As such there is interest from house builders for residential development sites in Stapleford.</p> <p>There is clear interest from developers regarding the site's residential development. This has been expressed by Endurance Estates Strategic Land (residential developer), who supports this SHLAA submission and have been party to its preparation.</p>
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2016-21
Are there any market factors that would significantly affect deliverability?	The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.
Are there any cost factors that would significantly affect deliverability?	The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.
Could issues identified be overcome?	N/A

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

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

Location	Great Shelford & Stapleford
Site name / address	Land at Granhams Farm, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Up to 100 dwellings
Site area (hectares)	17.54 ha
Site Number	145
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and borders open countryside to the north west (beyond Granhams Road) and north east. The site adjoins residential development to the south east and the railway line to the south west. A cycle path runs alongside the railway line.</p> <p>The site includes existing residential properties including a row of listed cottages and a listed former dovecote that is now a dwelling, however it excludes Granhams Farm House (40 Granhams Road) including its garden and moat, and The Shepherds Cottage (26 Granhams Road). The site includes a cluster of former agricultural buildings that have been converted to commercial uses, accessed off Granhams Road.</p> <p>The remainder of the site is open fields divided by hedges and trees and the site is largely screened from Granhams Road by a mixture of trees, hedges, fences and walls.</p> <p>A drain that starts from a spring within the site dissects the northern section of the site.</p>
Current or last use of the site	The site is currently in agricultural, residential and commercial use.
Is the site Previously Developed Land?	Partly.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.

<p>Planning history</p>	<p>S/2257/01 (golf course with associated club house, car parking, landscaping, public open space and public bridleway) – this planning application was approved in February 2004.</p> <p>S/0835/06 (revised design of hotel) – this planning permission was refused in July 2006.</p> <p>S/0836/06 (revised design of club house) – this planning permission was approved in July 2006.</p> <p>The promoter has stated that the proposal for housing development is submitted in the event that the golf course development does not come forward.</p>
<p>Source of site</p>	<p>Site suggested through call for sites.</p>

<p>Tier 1: Strategic Considerations</p>	
<p>Green Belt</p>	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. The rural landscape between Great Shelford and Cambridge plays a critical role in preserving the separate identity of the village and the immediate landscape setting of the Cambridge. Development in this location would change the character of this approach to the village and result in encroachment of development into the open farmland that provides a countryside setting between the village and the City of Cambridge.</p>
<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<ul style="list-style-type: none"> • Listed Buildings – the site includes a row of five Grade II listed cottages (32, 34, 36 & 38 Granhams Road) and a Grade II listed dovecote that has been converted to a dwelling. Development of the site is likely to have a major adverse effect to the settings of the listed buildings due to loss of openness and loss of views of countryside in the context of the former manor and farmstead, and also a possible adverse effect to the listed buildings and their curtilages.
<p>Tier 1</p>	<p>The site is located on the north-eastern edge of Great Shelford and</p>

conclusion:	<p>includes existing residential properties, a cluster of former agricultural buildings that have been converted to commercial uses, and open fields divided by hedges and trees. The site also includes a row of five Grade II listed cottages and a Grade II listed former dovecote that is now a dwelling. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes.

Tier 2: Significant Local Considerations

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – the site includes a row of five Grade II listed cottages (32, 34, 36 & 38 Granhams Road) and a Grade II listed dovecote that has been converted to a dwelling. Development of the site is likely to have a major adverse effect to the settings of the listed buildings due to loss of openness and loss of views of countryside in the context of the former manor and farmstead, and also a possible adverse effect to the listed buildings and their curtilages. • Non-statutory archaeological site – earthwork remains of a medieval moat and enclosure survive in the area. There is also evidence for prehistoric and Roman activity. Previous archaeological investigations in this area demonstrate the significance of the site. We would <u>object</u> to the development of this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – there are Tree Preservation Orders on trees within the site and along its boundaries. The 2008 aerial photograph indicates that trees are still present on site and therefore they need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. • Public Rights of Way – a public footpath runs from the boundary of the site (south of 13 Granhams Road) to Cambridge Road (south of 8 Cambridge Road). • Biodiversity features – the greatest impact is likely to be from the extensive loss of open farmland and paddocks leading to impact upon farmland species including great crested newt, common lizard, brown hare and farmland birds. Little is known about this area but it is likely to be locally known for biodiversity given the

	<p>range of habitats contained within it. The site is likely to be important for bats and badgers. Detailed surveys would be required as part of any EIA process (possibly extending over several years). Some opportunities for habitat enhancement through management of the waterside vegetation and de-silting the moat.</p> <ul style="list-style-type: none"> • Agricultural land of high grade – the site includes grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – current land use appears to be commercial / industrial and therefore would require investigation. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the extreme south west of the site is bounded by an operational railway line 10-20 metres away. The impact of existing noise on any future residential development in this area is a material consideration in terms of health and well being and providing a high quality living environment. However it is likely that railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation through a combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, a noise insulation scheme and extensive noise attenuation measures including single aspect, limited height, sealed non-openable windows on façade facing railway, acoustically treated mechanical ventilation, no open amenity spaces such as balconies / gardens. A possible noise barrier / earth berm and special foundation design may be required. Noise issues are likely to influence the design / layout and number / density of residential premises. The site includes agricultural / commercial buildings and possible farm / commercial odour and noise has not been quantified so offsite mitigation may be required but no guarantee this can be secured, but overall this is considered low to medium risk in terms of adverse noise impact. • Utility services – Anglian Water have advised that there are sewers crossing the site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. The north-eastern edge of the village is characterised by rolling chalk hills with large arable fields rising from the village edge to White Hill and Clarke's Hill ridges. Groups of farm buildings near the edge of the village, including Granhams Farm, are considered key attributes and Granhams Road is identified as a pleasant approach to the village that is framed by the railway crossing.</p>

	<p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. The views of open fields and pasture along Granhams Road, east of the railway line, still reflect the village’s agricultural past and along with the older cottages maintain the rural character of the village. The Village Design Statement seeks to protect the earthworks, moat and spring at Granhams Farm, and the scenic views to and from the village, including those from Granhams Farm.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of development into the open farmland that provides a countryside setting to the village and it would also harm the earthworks, moat and spring at Granhams Farm that are listed in the Village Design Statement as features to protect.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the settings of the listed buildings, the archaeological remains, and the townscape and landscape. It should be possible to partly mitigate the noise issues through careful design.

Infrastructure <i>(ie. and potential to mitigate)</i>	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Granhams Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority’s opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed.

	<p>CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for up to 100 dwellings could generate a need for early years places, a maximum of 35 primary school places and 25 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity

Developable area	None (if unconstrained 8.77 ha)
Site capacity	None (if unconstrained 351 dwellings)
Density	40 dph

Potential Suitability

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

Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by St Johns College.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately, as proposals have not yet reached a stage where a developer has been identified. • The site could become available in 2011-16.

Achievability

Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site in 2016-21. • Phasing – the promoter has indicated that 50 dwellings could be provided in 2016-21 and a further 50 dwellings could be provided in 2021-26.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.

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

Site Assessment Conclusion	
Site with no development potential.	

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

Location	Great Shelford & Stapleford
Site name / address	Land at Hinton Way, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Up to 150 dwellings
Site area (hectares)	12.16 ha
Site Number	146
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and adjoins well wooded low density residential development to the south west and linear residential development to the south east. The site borders open countryside to the north west and a well wooded area to the north east that includes three residential properties and the remains of a former country house and hotel.</p> <p>The site is a rectangular agricultural field bounded by trees and hedges.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	<p>S/2257/01 (golf course with associated club house, car parking, landscaping, public open space and public bridleway) – this planning application was approved in February 2004.</p> <p>S/0835/06 (revised design of hotel) – this planning permission was refused in July 2006.</p> <p>S/0836/06 (revised design of club house) – this planning permission was approved in July 2006.</p> <p>The promoter has stated that the proposal for housing development is</p>

	submitted in the event that the golf course development does not come forward.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; and • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. The rural landscape between Great Shelford and Cambridge plays a critical role in preserving the separate identity of the village and the immediate landscape setting of the Cambridge. Development in this location would change the agricultural character of this approach to the village and result in encroachment of development into the strongly rolling chalk hills rising from the village edge to a ridge.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	<p>The site is a rectangular agricultural field bounded by trees and hedges, located on the north-eastern edge of Great Shelford. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – previous archaeological investigations in this area have identified evidence for prehistoric activity. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – there are trees with Tree Preservation Orders along the boundaries of the site, within neighbouring private residential gardens and on adjoining land to the north, which includes the remains of a former country house and hotel. • Biodiversity features – the greatest impact would result from the general loss of farmland habitats. Ponds including great crested newts are known to be located immediately adjacent to the site and there are opportunities to create new ponds and extended grassland habitats within the site that would be beneficial to the great crested newt population. • Agricultural land of high grade – the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious or apparent noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation due to development related car movements. • Topography issues – the site is on a slope between the village and the ridge to the north-east.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. The north-eastern edge of the village is characterised by rolling chalk hills with large arable fields rising from the village edge to Clarke’s Hill ridge. The Hinton Way approach to the village is dominated by its agricultural character.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Hinton Way is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the</p>

	<p>village, including those from Hinton Way.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the strongly rolling chalk hills rising from the village edge and would change the agricultural character of this approach to the village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the landscape and townscape.

Infrastructure <i>(ie. and potential to mitigate)</i>	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Hinton Way would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a

	pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for up to 150 dwellings could generate a need for early years places, a maximum of 53 primary school places and 38 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

Does the site warrant further assessment?	No.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 6.08 ha)
Site capacity	None (if unconstrained 243 dwellings)
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by St Johns College.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately, as proposals have not yet reached a stage where a developer has been identified. • The site could become available in 2016-21.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site in 2016-21. • Phasing – the promoter has indicated that 100 dwellings could be provided in 2016-21 and a further 50 dwellings could be provided in 2021-26.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p>

	<p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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Site Assessment Conclusion
Site with no development potential.

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

Location	Great Shelford & Stapleford
Site name / address	Land at Marfleet Close, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 20 dwellings
Site area (hectares)	0.82 ha
Site Number	149
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and lies to the rear of existing properties in Marfleet Close and along Cambridge Road. The site borders Scotsdales Garden Centre to the north-west, Hobson's Brook and open countryside to the north-east, and residential properties and garden land to the south-east.</p> <p>The site is a rectangular grassed field with heavily treed areas along the north-west and south-east boundaries.</p>
Current or last use of the site	The site is currently in use as a paddock.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	S/1339/07 (change of use of agricultural land to garden land) – this planning application was to formalise the use of the land adjacent to 7 & 8 Marfleet Close as part of the garden of 7 Marfleet Close, while retaining access to the paddock behind. The planning application was withdrawn.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is within the Green Belt, except for the proposed access to the site, adjacent to 7 & 8 Marfleet Close.

	<p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; and • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would encroach into the rural landscape separating the inner necklace villages from Cambridge, and would change the linear character of this area of the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – the north-eastern boundary of the site adjoins Hobson's Brook, and therefore the site includes a very small area of Flood Zones 2, 3a and 3b.
Tier 1 conclusion:	<p>The site is a rectangular grassed field located on the north-eastern edge of Great Shelford, bordered on two sides by existing residential and commercial development. The north-eastern boundary of the site adjoins Hobson's Brook, and therefore a small area of the site is at risk of flooding. The majority of the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – crop marks to the north indicate the location of extensive evidence for prehistoric and Roman settlement and agriculture. Further information would be

	necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features – the greatest impact would arise from the loss of grassland habitat which may provide foraging habitat for species including bats and badgers. • Agricultural land of high grade – the site includes grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the north of the site is bounded by an external storage area associated with Scotsdales Garden Centre. It might be possible to coexist but possible offsite noise impacts or statutory nuisances so requires careful consideration prior to allocation as residential will be closer. Hours of use and deliveries to the garden centre are unknown. Noise not quantified so offsite industrial noise mitigation may be required at source but no guarantee that they can be secured, and viability and any detrimental economic impact on existing businesses should be considered prior to allocation.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately around the villages is varied. Development along Cambridge Road is characterised by its strong linear nature, with more recent infill behind, and transitional areas of enclosed fields and paddocks that soften the village edge. Beyond this is large-scale and expansive farmland that provides long views to the edge of Cambridge and White Hill ridge.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Cambridge Road is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, in particular the glimpses of the countryside from within the village.</p> <p>Development of this site would have a significant adverse impact on the townscape and landscape of this area, as it would create development contrary to the ribbon development character of this area of village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impact on the townscape and landscape. It should be possible to partly mitigate the noise issues through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of

	<p>planned development across the secondary school catchment area.</p> <p>The development of this site for 20 dwellings could generate a need for early years places, a maximum of 7 primary school places and 5 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.

Does the site warrant further assessment?	No.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 0.55 ha)
Site capacity	None (if unconstrained 22 dwellings)
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by St Johns College.
Legal constraints?	There are no known legal constraints.

Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately. • The site could become available in 2011-16.

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

Site Assessment Conclusion

Site with no development potential.

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

Location	Great Shelford & Stapleford
Site name / address	Granta Terrace, Stapleford
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	Approximately 50 dwellings with public open space
Site area (hectares)	1.63 ha
Site Number	186
Site description & context	<p>The site is located on the southern edge of Stapleford to the east of the Cambridge to London Liverpool Street railway line. It is to the south of 42-62 London Rd properties that face onto the London Road (A1301). A road leading south from Granta Terrace forms part of the western boundary with two industrial units located to the west of the site and sharing Granta Terraces as their access road (Wedds Works). These properties and units all share the same access road to the site. Residential properties further north along Granta Terrace also share the access.</p> <p>Aylesford Way is a residential cul-de-sac to the east. To the south the site looks out onto open countryside with a boundary containing some trees and hedgerows looking towards the flood plain of the River Granta.</p> <p>The site is in commercial use consisting of three large industrial buildings - one located in the northeast section; one in the southwest part of the site (Renault vehicle servicing) and the third immediately abutting onto the southern border. These buildings are surrounded by hard standing that is used for storage and the parking of vehicles. In the north west corner of the site are a row of some three lower/ smaller scale commercial office type buildings with associated parking.</p>
Current or last use of the site	Industrial – storage & distribution, vehicle maintenance, crane storage & hire
Is the site Previously Developed Land?	Yes

Allocated for a non-residential use in the current development plan?	Just on the southern edge there is a mineral safeguarding area for sand and gravel.
Planning history	A planning application was submitted in 1993 for a change of use to residential (113 dwellings) for the whole site but was withdrawn in October 1994. (S/0571/93/O)
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	No
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> All of the southern third of the site is within Flood Zones 2 and Zone 3 touches this southern boundary in places. Minerals and Waste LDF designations – Where Flood Zone 3 touches the site edge this is allocated as a Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	The site is located on the southern edge of Stapleford and a third of the site is within Flood Zone 2. It is currently in commercial use with three large industrial units and some smaller commercial buildings occupying the site. There is residential housing adjoining to the north and east with gardens. To the south the site looks out onto open countryside over the River Granta floodplain.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints

<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Conservation area – the Great Shelford Conservation Area is to the west of the site on the opposite side of the railway line (100metres distance) - Setting of Conservation Area - Seen in conjunction with Conservation Area from open land and riverside to South. There is likely to be minimal effect due to position and backdrop within existing modern development provided scale, density, positioning and landscaping is similar to adjacent Alyesford Way. • Non-statutory archaeological site – Archaeological investigations to the south have identified evidence for Iron Age, Roman and Saxon settlement and therefore archaeological works could be secured by condition of planning permission.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination - Industrial / commercial use, requires assessment, can be conditioned • Noise - Industrial and Transport Noise. This is a difficult site. This site is currently a Transport Depot (The Welch Group) and residential on site will remove some existing noise sources. However the west of the site would be fronted by medium to large sized industrial type units / uses to the rear of Granta Terrace including a wood working joinery and an operational railway line. Officers have historically witnessed on-going noise levels following complaints regarding operational and vehicular noise that are likely to be statutory nuisances to the proposed site. Noise is an obvious material consideration in terms of statutory nuisance, health and well-being and providing a high quality living environment and it is recommended that these noise constraints be fully considered prior to allocation in accordance with PPG 24 Planning and Noise and associated guidance. It is uncertain whether mitigation measures on the proposed

	<p>development site can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required, so there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation</p> <p>Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed by undertaking noise impact / risk assessments.</p> <ul style="list-style-type: none"> • Flooding and drainage issues - Southern half in flood zone 2
<p>Townscape and landscape impact?</p>	<p>To the south the site is looking out onto open countryside over the River Granta floodplain. Views into and from the site would be very open from this orientation. To the north are residential properties with large gardens (42-62 London Rd) that face onto the London Road (A1301) and they border the site. These houses are screened to some extent by the trees and vegetation within their garden boundaries.</p> <p>To the east in Aylesford Way a brick wall screens views into and from the site with a tall row of conifers within the site adding further screening. The residential properties in this cul-de-sac are therefore shielded from the sight of the industrial uses on the site but not from associated noises or other airbourne pollution from the industrial uses on the site. To the west are industrial units that are in close proximity with the terraced residential properties that are in Granta Terrace. These properties and units all share the same access road to the site.</p> <p>The site contains three large industrial buildings with the land around used for associated parking and storage. There are single storey commercial units in the north of the site which are smaller in scale than their neighbours and are located extremely closely to residential properties in Granta Terrace particularly the semi-detached property of No 5a and 6.</p> <p>Development of site would have a neutral effect on the landscape setting of Stapleford but a beneficial effect on the townscape because it would provide an opportunity to enhance the site which is currently in a commercial use with neighbouring residential uses to the east and north. Development of the site could have a positive impact on the setting of the Conservation Area in views from the open</p>

	countryside and the river looking northwards towards the site.
Can any issues be mitigated?	It should be possible to mitigate impacts of biodiversity features within and surrounding the site through careful design. Impact on Conservation Area would not support number of dwellings proposed therefore suggest reducing to about maximum of 24 dwellings + public open space.

Infrastructure <i>(ie. and potential to mitigate)</i>	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Granta Terrace would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity –there would be no significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Cambridge waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided

School capacity?	<p>Stapleford has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 58 surplus primary places in Stapleford taking account of planned development in Stapleford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.
Any other issues?	<p>The proposer provided the following information –</p> <p>The proposer has indicated that outdoor recreation i.e. open space, allotments would be included with the proposal for residential use. Recreational provision – public access to River Granta.</p>
Can issues be mitigated?	There is a need to upgrade some of the utility services serving the village.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	1.10ha
Site capacity	33
Density	30dph – to allow for buffer for noise

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Welch's Group Holdings Ltd
Legal constraints?	No
Is there market interest in the site?	Site has not been marketed but there has been interest from a developer.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately • The site could become available 2011-16

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16 – All 50 within this period. • Development period - 5 years
Are there any market factors that would significantly affect deliverability?	Existing uses to be relocated
Are there any cost factors that would significantly affect deliverability?	Flood risk attenuation, site remediation, planning obligations
Could issues identified be overcome?	Viability toolkit

<p>Economic viability?</p>	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

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

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

Location	Great Shelford & Stapleford
Site name / address	29 - 35 and 32 London Road, Great Shelford
Category of site:	A development within the existing village development framework boundary.
Description of promoter's proposal	Approximately 21 dwellings
Site area (hectares)	0.55 ha
Site Number	187
Site description & context	<p>The site consists of two land parcels located in the centre of Great Shelford and Stapleford, and enclosed by residential properties. The two land parcels are either side of London Road.</p> <p>The southern land parcel is occupied by a car sales and maintenance garage. The northern land parcel is divided into customer car parking for the garage and dense scrubland with overgrown trees, shrubs and grass.</p>
Current or last use of the site	The site is currently occupied by a garage for car sales and maintenance, customer car parking and scrubland.
Is the site Previously Developed Land?	Partly.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>S/1564/01 (8 dwellings) – the planning application was dismissed on appeal in April 2002. The Inspector concluded that the proposed site layout would have a harmful effect on the living conditions of the neighbouring properties and character and appearance of the area, and would result in situations that would be harmful to the free flow of traffic and highway safety on London Road.</p> <p>S/2045/00 (residential development) – outline planning permission for residential development on the site was granted in February 2001.</p>
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	This site consists of two rectangular land parcels dissected by London Road, occupied by a car sales and maintenance garage, customer parking, and scrubland, located in the centre of Great Shelford and Stapleford. Planning permission has previously been granted for residential development on the northern land parcel. No strategic considerations have been identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area - the site is not within the Conservation Area, however it is approximately 80 metres from its boundary. Development of this site is likely to have an impact on the setting of the Conservation Area as it is currently open space and a garage within a residential area of widely spaced houses and green spaces on the approach to the Conservation Area. However, development of the site could result in possible enhancement of the area with development of similar form, spacing and landscaping to neighbouring houses. • Non-statutory archaeological site - the site is located between the historic cores of Stapleford and Great Shelford. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features – the greatest impact likely to arise from development of this site is from the removal of scrub habitats which may be locally important for nesting birds in an otherwise built-up area. The site would benefit from tree planting and hedgerows.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – the current land use appears to be commercial / industrial and therefore the site would require investigation. This can be dealt with by condition.

	<ul style="list-style-type: none"> • Air quality – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious or apparent significant noise related issues, therefore no objection in principle. This site has a historical use as a garage and associated commercial parking. Allocating this site for residential development would be positive and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being - fully support. Some noise from London Road can be mitigated. • Utility services – Anglian Water have advised that there are sewers crossing the site.
Townscape and landscape impact?	<p>The site is enclosed by existing built development; therefore there are no landscape considerations.</p> <p>Development of this site would not have any adverse impact on the townscape of this area.</p>
Can any issues be mitigated?	Yes – it should be possible to mitigate any impacts through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on London Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could

	<p>arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 21 dwellings could generate a need for early years places, a maximum of 7 primary school places and 5 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity

Developable area	0.37 ha
Site capacity	15 dwellings
Density	40 dph

Potential Suitability

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

Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by Welch's Transport Ltd Retirement Benefit Scheme and Welch's Group Holdings Ltd.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed, however there has been interest from a developer.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately, as the existing use needs to be relocated. • The site could become available in 2011-16.

Achievability

Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has not indicated whether there are any market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that site remediation and planning obligations could affect deliverability, and that these issues could be overcome using the viability toolkit.

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

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, this is for the separate plan making process.	

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

Location	Great Shelford & Stapleford
Site name / address	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	60-70 dwellings with public open space
Site area (hectares)	1.80 ha
Site Number	188
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and lies to the rear of the existing dwellings along Cambridge Road. The site adjoins Great Shelford Caravan and Camping Club and open countryside.</p> <p>The site includes a dwelling and garden, land used for the storage of caravans, agricultural buildings and an open grassed field. Mature trees and hedges on its northern, western and eastern boundaries screen the site.</p>
Current or last use of the site	The site is currently in residential, agricultural and storage use.
Is the site Previously Developed Land?	Partly.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	<p>The site was proposed for residential development through the Local Development Framework (Objection Site 50, June 2006). The site was considered in Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 21). The Council rejected the site for the following reasons, development of the site would:</p> <ul style="list-style-type: none"> • compromise the purposes of the Green Belt; and • be visible from a wide area, detracting from longer distance views of Cambridge. <p>The Inspector examining the Local Plan 2004 concluded that this site forms part of the rural fringe of Great Shelford, within an area of</p>

	mainly open land running down towards Hobson's brook, and that in his view there are no exceptional circumstances warranting the removal of the land from the Green Belt.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; and • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would encroach into the rural landscape separating the inner necklace villages from Cambridge, would change the linear character of this area of the village, and would increase the depth of the coalescence between Trumpington and Great Shelford.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Scheduled Monument – the site is located approximately 60 metres west of Scheduled Monument 57.
Tier 1 conclusion:	<p>The site is located on the north-western edge of Great Shelford and adjoins Great Shelford Caravan and Camping Club and open countryside. The site includes a dwelling and garden, land used for the storage of caravans, agricultural buildings and an open grassed field. The site is located approximately 60 metres west of Scheduled Monument 57 and falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.

Does the site warrant further assessment?	Yes.
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Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – crop marks to the west identify the location of enclosures of probable late prehistoric or Roman date, considered to be of national importance and designated as a Scheduled Monument (SAM 57). Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features – the greatest impact would arise from the loss of grassland habitat which may provide foraging habitat for species including bats and badgers. There are opportunities for habitat enhancement through the extension of hedgerows and small copse planting. • Agricultural land of high grade – the site includes grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – the current land use appears to be commercial / agricultural and therefore the site would require investigation. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the south west corner of the site adjoins an industrial / commercial use which was recently Elms & Scothall BMW (176-178 Cambridge Road). Might be possible to coexist but possible offsite noise impacts or statutory nuisances so requires careful consideration prior to allocation. Hours of use and deliveries are unknown. Noise not quantified so offsite industrial noise mitigation may be required at source but no guarantee that they can be secured, and viability and any detrimental economic impact on existing businesses should be considered prior to allocation. However existing residential already in close proximity so minor to medium / moderate risk and no objection in principle. Some minor to moderate road traffic noise generation impact if access road off Cabbage Moor due to development related car movements. • Topography issues (e.g. site levels) • Utility services (e.g. pylons)
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately around the villages is varied. Development along Cambridge Road is</p>

	<p>characterised by its strong linear nature, with more recent infill behind, and transitional areas of enclosed fields and paddocks that soften the village edge. Beyond this is large-scale and expansive farmland that provides long views to the edge of Cambridge and White Hill ridge.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and 'wild' areas, ensuring that it is still more village in character than suburb. Cambridge Road is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, in particular the glimpses of the countryside from within the village.</p> <p>Development of this site would have some adverse impact on the townscape and landscape of this area, as it would create development contrary to the ribbon development character of this part of the village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on townscape and landscape. It should be possible to partly mitigate noise issues through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway. The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone

	<p>to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 60-70 dwellings could generate a need for early years places, a maximum of 25 primary school places and 18 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.
Does the site warrant further	No.

assessment?	
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 1.62 ha)
Site capacity	None (if unconstrained 65 dwellings)
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by a single landowner.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would	The promoter has indicated that there are no cost factors that could affect the delivery of the site.

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

Site Assessment Conclusion
Site with no development potential.

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

Location	Great Shelford & Stapleford
Site name / address	Land north-west of 11 Cambridge Road, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	6-8 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25 ha and the capacity will be tested through the assessment)
Site area (hectares)	1.41 ha
Site Number	205
Site description & context	<p>The site is located on the north-western edge of Great Shelford, and adjoins open countryside to the north-west and south-west. The site borders low density landscaped residential development to the south-east and linear residential development along Cambridge Road.</p> <p>The site is a rectangular agricultural field enclosed by mature trees and hedges.</p>
Current or last use of the site	The site is currently arable land.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The site was proposed for residential development, as part of an extension to the development framework, through the Local Development Framework (Objection Site 48, June 2006). The site was considered in Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 26). The Council rejected the site for the following reasons, development of the site would:</p> <ul style="list-style-type: none"> • compromise the purposes of the Green Belt; and • be detrimental to the character of this open area of frontage in this part of the village. <p>The Inspector examining the Local Plan 2004 concluded that the Important Countryside Frontage designation reflects the way in which</p>

	land with a strong rural character sweeps into abut Cambridge Road and that the designation emphasises the role of the Green Belt in preventing further encroachment into the countryside.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would change the linear character of this area of the village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	<p>The site is a rectangular agricultural field enclosed by mature trees and hedges, located on the north-western edge of Great Shelford. The site adjoins open countryside to the north-west and south-west. No strategic considerations have been identified that would prevent the site from being developed, however the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – the site is approximately 150 metres north west of the Grade II listed Four Mile House and approximately 250 metres north west of the Grade II listed De Freville Farmhouse and barns (now converted to dwellings). Development of the site is likely to have an adverse effect on the settings of the listed buildings due to the loss of openness and of rural context on approach to the listed buildings and in the long views of listed buildings from the south west. • Conservation Area - the site is not within the Conservation Area, however it is 185 metres from its boundary. Development of this site is likely to have an adverse effect on the setting of the Conservation Area due to loss of prominent mature frontage and trees for access and loss of openness and rural context on the approach to the Conservation Area. • Non-statutory archaeological site – crop marks to the immediate west indicate the location of a ring ditch of probable Bronze Age date. Linear features are also present in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – there are trees with Tree Preservation Orders on the south-eastern and north-eastern boundaries of the site. The 2008 aerial photograph indicates that trees are still present on site and therefore they need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. • Important Countryside Frontage (ICF) – the site forms part of an ICF between 11 and 47 Cambridge Road. • Public Rights of Way – a public footpath runs from the boundary of the site (south of 8 Cambridge Road) to Granhams Road (south of 13 Granhams Road). • Biodiversity features – the greatest impact would arise from the loss of grassland habitat which may provide foraging habitat for species including bats and badgers. There are opportunities for habitat enhancement through the provision of wildflower meadows, small copse planting, and ponds which would compliment the large adjacent ponds (reported to be habitat for great crested newts). • Agricultural land of high grade – the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious or apparent significant noise related issues, therefore no objection in principle. Noise from Cambridge

	Road can be mitigated by design and layout, which may influence density. An electricity substation in the northwest corner requires a noise assessment.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. Development along Cambridge Road is characterised by its strong linear nature, with more recent infill behind, and transitional areas of enclosed fields and paddocks that soften the village edge. Beyond this is large-scale and expansive farmland that provides long views to the River Cam / Granta.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and 'wild' areas, ensuring that it is still more village in character than suburb. Cambridge Road is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, in particular the glimpses of the countryside from gaps on Cambridge Road and those places where fields abut the road.</p> <p>Development of this site would have some adverse impact on the townscape and landscape of this area, as it would change the linear character of this area of village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the settings of the listed buildings and Conservation Area, and the townscape and landscape. The site is part of an Important Countryside Frontage.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on Cambridge Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>

Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 6-8 dwellings could generate a need for early years places, a maximum of 3 primary school places and 2 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other	N/A

issues?	
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 0.95 ha)
Site capacity	None (if unconstrained 38 dwellings)
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by the trustees of the estate of the late DL January.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly	The promoter has indicated that there are no market factors that could affect the delivery of the site.

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

Site Assessment Conclusion
Site with no development potential.

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

Location	Great Shelford & Stapleford
Site name / address	Land east of Hinton Way, north of Mingle Lane, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	200+ dwellings with public open space
Site area (hectares)	10.04 ha
Site Number	207
Site description & context	The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery. The site is an agricultural field with some hedges and trees along the boundaries.
Current or last use of the site	The site is in agricultural use as arable land.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	<p>The site was proposed for residential development through the Local Development Framework (Objection Site 49, June 2006). The site was considered in Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 23). The Council rejected the site as it is located within a very exposed, rural landscape where there is a very clear edge to the village and its development would result in a considerable backland development, which would be detrimental to the openness of the Green Belt and the character of the village in this area.</p> <p>The Inspector examining the Local Plan 2004 concluded that this site consists of attractive rising open agricultural land within the Green Belt and that there are no exceptional circumstances to justify diminution of this protection.</p>

Source of site	Site suggested through call for sites.
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Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt, except for the four access points between existing properties off Hinton Way and Mingle Lane.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would change the linear character of this area of the village and result in backland development and encroachment into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	<p>The site is an agricultural field located on the eastern edge of Great Shelford to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery. No strategic considerations have been identified that would prevent the site from being developed, although the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the site adjoins the Conservation Area. Development of this site is likely to have an adverse effect on the Conservation Area due to intensification to create a vehicular entrance to the development adjacent to the Conservation Area. • Non-statutory archaeological site – the site is located on the north side of Stapleford's historic village core, north of the medieval parish church of St Andrew. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – there are some trees with Tree Preservation Orders along the southern boundary of the site. • Biodiversity features – the greatest impact arising as a result of development at this site would be the general loss of farmland habitats. There are opportunities for habitat enhancement through copse planting to compliment the woodland feel of the adjacent cemetery, the retention and enhancement of the scrubland, and additional hedgerow planting. • Agricultural land of high grade - the site includes grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious or apparent significant noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance - Mingle Lane.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. The eastern edge of the village is characterised by strongly rolling chalk hills with large arable fields rising from the village edge to a ridge.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and 'wild' areas, ensuring that it is still more village in character than suburb. Hinton Way is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, including those from Hinton Way.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in</p>

	considerable encroachment of built development into the strongly rolling chalk hills rising from the village edge and would create development contrary to the ribbon development character of this part of the village.
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the landscape and townscape. It should be possible to partly mitigate the impact on the setting of the Conservation Area through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 200+ dwellings could generate a need for early years places, a maximum of 70 primary school places and 50 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.

Does the site warrant further assessment?	No.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 5.02 ha)
Site capacity	None (if unconstrained 201 dwellings)
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by a single landowner.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site in 2011-16. • Phasing – the promoter has indicated that 100+ dwellings could be provided in 2011-16 and a further 100+ dwellings could be provided in 2016-21.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite</p>

	<p>facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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Site Assessment Conclusion

Site with no development potential.

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

Location	Great Shelford & Stapleford
Site name / address	Land to the north of Gog Magog Way, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	8 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25ha and the capacity will be tested through the assessment)
Site area (hectares)	0.32 ha
Site Number	208
Site description & context	<p>The site is situated on the north side of Gog Magog Way and follows the curve of the road at this point. It is adjacent to property No 41 to the west and new affordable housing in Chalk Hill to the east. Further south down Gog Magog Way there is a listed building located on the junction with Bar Lane – Stapleford Hall.</p> <p>The site is part of a large arable field with no clear distinctions within the field to mark the boundary of the proposed site.</p>
Current or last use of the site	Arable Field
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	Although the site itself is not allocated there is an allocation on the land to the south, (land on the opposite side of the road). This is a Special Policy Area SP/14 in the Site Specific Policies DPD. This allocation is adjacent to the Stapleford Recreation Area and it is intended as an expansion of this.
Planning history	<p>2007 – LDF - The site was proposed through the LDF process for residential development - Objection Site 111.</p> <p>2004 – Local Plan - The Inspector considered the site. He stated the following - <i>'...In my view there are no exceptional circumstances to justify removing the objection site from the Green Belt and including it within the village framework.</i></p> <p>1975 - An outline planning application (S/1194/75/O) was refused for</p>

	the erection of a bungalow and garage on part of the site. The reasons for refusal included the site being within the Green Belt and outside the village.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the 'Outer Rural Areas of the Green Belt' as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>This site performs this function as it is within an area of open countryside providing separation between inner necklace villages. Development of the site would impact on the scale and character of the village. The site also has a rural character as it is not developed but part of a field on the edge of the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	The site is located on the edge of Stapleford, east of 41 Gog Magog Way on the north side of this road. The site is part of a large arable field. There is no physical feature to mark the northern boundary of the site within the field. To the east of the site is Chalk Hill, which is an exception site that has been developed for housing. The site is opposite an allocation for an extension to the Stapleford Recreation Area.

	<p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Building – there is a grade 2 listed building located to the south at the junction of Bar Lane and Gog Magog Way – Stapleford Hall.(80 metres distance). Setting of Stapleford Hall would be affected if site were to be developed. Adverse effect on setting of LB due to loss of openness and functional rural setting and in loss of significant green hedging in streetscape. • Non-statutory archaeological site - the site is located close to the historic core of the village with evidence of medieval activity in the area. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the northern half of the site is Grade 2 / the southern half is defined as urban.
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - No obvious noise related issues, therefore no

	<p>objection in principle</p> <ul style="list-style-type: none"> • Topography issues - Flat field
Townscape and landscape impact?	<p>The site is located on the eastern side of Stapleford, which is within the Granta Valley Landscape Character Area but close to the Gog Magog Chalk Hills.</p> <p>The site is north of Gog Magog Way, which is on the northern edge of Stapleford. There are large properties to the west of the site with mature gardens and there is a clear edge to the urban form in this part of the village. The road adjoining the site has high hedgerows on both sides with mature trees and is rural in character. Development of the site would be likely to impact on this green character. The listed building – Stapleford Hall – is located on the junction of this road and Bar Lane and its presence adds to the character of the area.</p> <p>New affordable housing in Chalk Hill has recently been developed to the east. These residential properties look into the site through the boundary hedge.</p> <p>The well-established hedge with mature trees that forms the boundary adjacent to Gog Magog Way screens views into the site. If this site were to be developed it is likely that there would be an extensive loss of this mature hedging due to the curve of the road. Views south from the site are onto an important green finger of land that extends into the urban form of Stapleford. The South Cambridgeshire Village Capacity Study (SCVCS) 2002 identified this land as ‘enclosed farmland’. Part of this land has been allocated as an extension to the Stapleford Recreation area.</p> <p>The site is part of a large field that is screened by the hedgerow alongside Gog Magog Way. The land stretches out into open countryside and is distinct from the urban area of Stapleford.</p> <p>Development of this site would have an adverse effect on the landscape setting of Stapleford because it would reduce the rural character of this edge of the village and would impact on the setting of a listed building</p>
Can any issues be mitigated?	N/A

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional</p>

	<p>pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Gog Magog Way would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site</p>
Utility services?	<ul style="list-style-type: none"> • Electricity –there is no significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage –there is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Stapleford has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 58 surplus primary places in Stapleford taking account of planned development in Stapleford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 8 dwellings could generate a need for early years places and a maximum of 3 primary school places and 2 secondary places.</p>

	After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.
Any other issues?	The proposer provides the following information - Our client's land is well related to the other development within Stapleford and could reasonably be considered as infilling between the existing dwellings to the west, and farm buildings to the east. The development of the site would result in the logical rounding off of the village framework boundary along the north side of Gog Magog Way. The land is well located in relation to village facilities, being near to the existing recreational area, which is opposite (to the south) the site. The development of the site would provide much needed housing (including affordable provision), help support local facilities and form an integral part of the streetscene.
Can issues be mitigated?	NA
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.24ha)
Site capacity	10
Density	40dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership	A single landowner. No constraints

status?	
Legal constraints?	None
Is there market interest in the site?	No
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

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

	next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).

Site Assessment Conclusion	
Site with no development potential.	

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

Location	Great Shelford & Stapleford
Site name / address	Land east of Hinton Way, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	60-80 dwellings with public open space
Site area (hectares)	1.97 ha
Site Number	212
Site description & context	<p>The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east.</p> <p>The site is a rectangular agricultural field with hedges and trees along the north-eastern boundary.</p>
Current or last use of the site	The site is currently in use as a paddock.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	<p>The site was proposed for residential development through the Local Development Framework (Objection Site 51, June 2006). The site was considered in Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 22). The Council rejected the site as it is located within a very exposed, rural landscape where there is a very clear edge to the village and its development would result in a considerable backland development, which would be detrimental to the openness of the Green Belt and the character of the village in this area.</p> <p>The Inspector examining the Local Plan 2004 concluded that this site consists of attractive rising open agricultural land within the Green Belt and that there are no exceptional circumstances to justify diminution of this protection.</p>

Source of site	Site suggested through call for sites.
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Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would change the linear character of this area of the village and result in backland development and encroachment into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	<p>The site is a rectangular agricultural field located on the eastern edge of Great Shelford to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east. No strategic considerations have been identified that would prevent the site from being developed, although the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – the site is located close to the historic village cores of Stapleford and Great Shelford. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features – no significant impact upon biodiversity is thought to arise from development at this site, however there are opportunities for habitat creation through the planting of tree belts and hedgerows. • Agricultural land of high grade – the site includes grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious or apparent significant noise related issues, therefore no objection in principle.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. The eastern edge of the village is characterised by strongly rolling chalk hills with large arable fields rising from the village edge to a ridge.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Hinton Way is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, including those from Hinton Way.</p> <p>Development of this site would have some adverse impact on the landscape and townscape of this area, as it would result in the encroachment of built development into the strongly rolling chalk hills rising from the village edge and would create development contrary to the ribbon development character of this part of the village.</p>
Can any issues be mitigated?	In part – it should be possible to partly mitigate the impact on the landscape and townscape through careful design.

Infrastructure

Highways access?	Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area
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	<p>(estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>The promoter has indicated that access will need to be secured from the adjoining landowner who is also promoting development.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
<p>Drainage measures?</p>	<p>No Flood Risk Assessment has been provided.</p>
<p>School capacity?</p>	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p>

	<p>The development of this site for 60-80 dwellings could generate a need for early years places, a maximum of 28 primary school places and 20 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	No – there is no access to the site. It should be possible to secure capacity in education facilities and major utilities through improvements and upgrades.

Does the site warrant further assessment?	No.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 1.77 ha)
Site capacity	None (if unconstrained 71 dwellings)
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by a single landowner.
Legal constraints?	The promoter has indicated that access will need to be secured from the adjoining landowner.
Is there market interest in the	The site has not been marketed.

site?	
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

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

Site Assessment Conclusion

Site with no development potential.

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

Location	Great Shelford & Stapleford
Site name / address	Land at Gog Magog Way / Haverhill Road, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10-15 dwellings with potential for additional community uses and outdoor recreation on adjoining land
Site area (hectares)	0.38ha
Site Number	253
Site description & context	<p>The site is to the north of houses in Haverhill Road on the edge of Stapleford. There is no boundary fence or hedge adjacent to the road. Across the Haverhill Road to the west of the site is the junction of Gog Magog Way. Residential properties and associated garages are on the west side of Haverhill Road and on the south side of junction is Stapleford Recreation Ground.</p> <p>The site is part of a large arable field. The boundaries of the site to the north and east are the same as those for the residential properties adjoining it – i.e. it does not extend further than the built up property line of the urban form adjacent to it.</p>
Current or last use of the site	Arable Farm Land
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the 'Outer Rural Areas of the Green Belt' as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>This site performs this function as it is within an area of open countryside providing separation between inner necklace villages. Development of the site would impact on the scale and character of the village. The site being part of the surrounding countryside of the village has a rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<p>None</p>
Tier 1 conclusion:	<p>The site is located on the northeastern edge of Stapleford within the Green Belt. The site is to the north and adjacent to residential properties in Haverhill Road and opposite to garages and houses to the west that form the north eastern edge of the built up area of Stapleford. The site is part of a large arable field in open countryside.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> To prevent coalescence between settlements and with Cambridge. The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character

Does the site warrant further assessment?	Yes
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Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed buildings – 57 Bar Lane (Stapleford Hall) is a grade 2 listed building to the north of the site (300metres distance) - Setting of LB Stapleford Hall - would have some adverse effect on setting of Listed Building due to loss of openness, wooded backdrop and functional rural setting in limited views to North East. Non-statutory archaeological site - cropmarks indicate the location of enclosures of probable late prehistoric or Roman date to the south and southeast. The County Archaeologists would require further information in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade – the site is on Grade 2 land.
Physical considerations?	<ul style="list-style-type: none"> Noise issues - No obvious noise related issues, therefore no objection in principle. Topography issues - Flat field
Townscape and landscape impact?	<p>The site is located on the north eastern edge of Stapleford, which is within the Granta Valley Landscape Character Area but close to the Gog Magog Chalk Hills.</p> <p>The site is located in a corner of a large arable field within the open countryside. There is no boundary fence or hedge adjacent to the road, which further enhances the openness of the views into and from</p>

	<p>the site, which are wide and clear. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 recognises the long views to distant rolling chalk hills from this point of the village.</p> <p>The site is to the north of residential properties in Haverhill Road, which form the north-eastern extent of the built up area in this part of Stapleford. The SCVCS identifies this as being an approach into Stapleford which has a harsh edge – very abrupt transition. These residential properties are in a linear form with front and rear gardens. The garages and houses to the west of the site are low level in design. There is a clear urban edge to this part of Stapleford. The recreation ground provides an open green space – views from this area across the site look out into open countryside – a vast flat field that extends to the horizon.</p> <p>Across the Haverhill Road to the west of the site is the junction of Gog Magog Way. Residential properties and associated garages on the west side of Haverhill Road are within the Green Belt and on the south side of junction is Stapleford Recreation Ground – a green finger of land that combines with the land of Greenhedge Farm to extend into the urban form of Stapleford. The SCVCS identifies this area as ‘enclosed farmland’.</p> <p>Development of this site would have an adverse effect on the landscape setting of Stapleford because the site is part of a field within the open countryside on the edge of the village.</p>
<p>Can any issues be mitigated?</p>	<p>No – site is part of a field that is within open countryside.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Haverhill Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority’s opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</p>

<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - there is no significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage –there is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
<p>Drainage measures?</p>	<p>No FRA provided</p>
<p>School capacity?</p>	<p>Stapleford has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 58 surplus primary places in Stapleford taking account of planned development in Stapleford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<p>Health facilities capacity?</p>	<p>Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.</p>
<p>Any other issues?</p>	<p>The proposer has included the following information –</p> <p>The proposal would include community uses and outdoor recreation e.g. public open space, allotments.</p>
<p>Can issues be</p>	<p>Need for upgrading of utility services serving village.</p>

mitigated?	
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.38ha)
Site capacity	15
Density	40dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is not potentially capable of providing residential development taking account of site factors and constraints.

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

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	There are no known constraints, which would affect the delivery or viability of the site. It is considered that there would be strong market demand in the site.

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

Site Assessment Conclusion
Site with no development potential

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

Location	Great Shelford & Stapleford
Site name / address	Land at Hinton Way, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	15+ dwellings
Site area (hectares)	1.21 ha
Site Number	262
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and adjoins linear residential development to the south west. The site borders open countryside to the west, north east and south east. To the north of the site is a well wooded area including three residential properties and the remains of a former country house and hotel.</p> <p>The site is part of an agricultural field bounded by hedges and trees.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	None relevant.
Source of site	Site suggested through call for sites

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

	<ul style="list-style-type: none"> Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. The rural landscape between Great Shelford and Cambridge plays a critical role in preserving the separate identity of the village and the immediate landscape setting of the Cambridge. Development in this location would change the agricultural character of this approach to the village and result in encroachment of development into the strongly rolling chalk hills rising from the village edge to a ridge.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	<p>The site is part of an agricultural field, located on the north-eastern edge of Great Shelford. No strategic considerations have been identified that would prevent the site from being developed, although the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> Maintains and enhances the quality of Cambridge's setting; Prevents coalescence between settlements and with Cambridge; The distribution, physical separation, setting, scale and character of Green Belt villages; and A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes.

Tier 2: Significant Local Considerations

Designations and Constraints

Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – the site is approximately 480 metres west of the Grade II listed dwelling 'The Towers' and approximately 550 metres west of the Grade II* listed dwelling 'Middlefield'. Development of this site is likely to have some adverse effect on the setting of the listed buildings due to the loss of separation
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	<p>between the hamlet including the listed buildings and the villages of Great Shelford and Stapleford.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site – archaeological works to the west have identified evidence for prehistoric activity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features (chalklands) – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. The north-eastern edge of the village is characterised by strongly rolling chalk hills with large arable fields rising from the village edge to a ridge. The Hinton Way approach to the village is dominated by its agricultural character.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Hinton Way is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, including those from Hinton Way.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in the encroachment of built development into the strongly rolling chalk hills rising from the village edge and would change the agricultural character of this approach to the village.</p>
Can any issues	No – it is not possible to mitigate the impact on the townscape and

be mitigated?	landscape. It should be possible to partly mitigate the impact on the listed buildings through careful design.
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Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Hinton Way would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School	Great Shelford and Stapleford have two primary schools with a PAN

capacity?	<p>of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 15+ dwellings could generate a need for early years places, a maximum of 5 primary school places and 4 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

Does the site warrant further assessment?	No.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 1.09 ha)
Site capacity	None (if unconstrained 44 dwellings)
Density	40 dph

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

Availability	
Is the land in	Yes.

single ownership?	
Site ownership status?	The site is owned by a single landowner.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

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

	<p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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Site Assessment Conclusion
Site with no development potential.



SHLAA Site



HISTON CP

Site 013

Site 133

Histon

Site 053

Site 112

Site 114

Site 006

Site 046

Impington

IMPINGTON CP

Site 227

Histon & Impington SHLAA Sites
Scale 1:14000

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

Site Assessment Proforma

Location	Histon & Impington
Site name / address	Land off Clay Close Lane, Impington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10-20 dwellings
Site area (hectares)	0.59 ha
Site Number	Site 006
Site description & context	Small 'L' shaped site, bound by Clay Close Road and Burgoynes Road, to the north east of the village. The site is pastureland enclosed with a mature hedge to frontages of Clay Close Lane and Burgoynes Road. It adjoins residential development to the south east.
Current or last use of the site	Pasture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>The site, as part of a larger site, was proposed through the LDF process for residential development (Objection Site 64). This was considered in more detail at the Site Specific Policies Examination (as part of Main Matter 7). The site has also previously been considered through the production of LP 2004.</p> <p>LDF 2009 Inspector - "Land at Clay Close Lane, Impington, is attractive and important to the character of the Conservation Area. Its openness is readily appreciated from the road, from which viewpoint it is also possible to see that the countryside penetrates south of the road to include the land. This site should not be allocated for housing development, nor should it be excluded from the Green Belt and included in the village framework."</p> <p>LP 2004 Inspector - "I find that the open nature of the land contributes positively to the character of the Conservation Area and see no</p>

	exceptional circumstances warranting the redefinition of the Green Belt at this point.”
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p> <p>The Green Belt Study provides guidelines for the Outer Green Belt to “maintain and enhance the quality of the open, rural landscape, the diversity of character, and the qualities of views, approaches and villages.” (page 84) Even a small scale development in this location would detract from the rural character and setting of the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is a small 'L' shaped area of pasture bound by Clay Close Road and Burgoynes Road, to the north east of Impington within the Green Belt. The site falls within an area where development would have

	<p>some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the whole site is within the Impington St Andrews Conservation Area. Major adverse effect due to loss of significant open space and site of former Manor Farm & recorded probable site of earliest medieval village, and the obscuring of the last part of village medieval road pattern. • Listed Buildings - Grade I Listed St Andrews Parish Church, Burgoynes Road lies approximately 90m to south. Major adverse effect on Church due to obscuring views from countryside and the loss of much of its remaining contemporary medieval village context. • Non-statutory archaeological site - the site is located in the historic core of the village to the north of the medieval parish church of St Andrew. County Archaeologists would require further information in advance of any planning application. <p>It would not be possible to mitigate impact on the historic environment as the site lies within the historic core of the village, within the Impington St Andrews Conservation Area and forms a very important part of the immediate setting of a Grade I Listed church.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Important Countryside Frontage – 100m to south west of site, at the cross roads, which looks out over this site. • Biodiversity features - These landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the

	<p>design.</p> <p>It would not be possible to mitigate impact on the environment as development of this site would obscure important views to open countryside, currently protected by the Important Countryside Frontage, which form an important part of the character of this area.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site contains an area of filled land. A Contaminated Land Assessment will be required as a condition of any planning application. • Flooding and drainage issues - reported flooding 80m north.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The landscape character around the edges of the village contrasts with the wider open landscape. The site is in an area characterised as enclosed farmland and paddocks and is adjacent to the historic core of the village. There is also a strong linear character that should be protected.</p> <p>This part of the village is rural and open in character, characterised by agriculture, open space, including some agricultural buildings and sporadic residential development. Clay Close Lane has retained the character of a rural track despite having a tarmac surface. There are dense hedgerows along both sides of Clay Close Road and most of Burgoynes Road giving the whole area a very rural character. To the south is low-density housing set in landscaped grounds. This area does not form part of the consolidated built up area of the village, and has correctly been excluded from the village framework.</p> <p>The Draft Histon and Impington Conservation Area Appraisal (2007) states that Medieval Impington village became established around the parish Church of St Andrew and two manorial sites: Burgoynes Farm, and Impington Hall. The church stands resplendently surrounded by grass on all sides with the majority of tombs and headstones located at the rear next to the remains of the Burgoynes House orchard. On the northern side of Burgoynes Road there is no pavement, only grass verge, and it takes on a more rural appearance with hedging and trees overhanging the highway. Clay Close Lane has retained the appearance a rural track despite having a tarmac surface.</p> <p>The site clearly forms an important part of the setting of the church and Conservation Area, the historic core of the village. An Important Countryside Frontage has been designated to the south west to protect the rural character of the area that sweeps into the village in this location, therefore, its openness is important and should be retained. It is an extremely sensitive location with a distinctly rural character.</p>

	Development of this site would have a significant adverse effect on the landscape and townscape setting of Impington as it would be detrimental to the amenity and character of this historic core of the village.
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of Grade I Listed church, Conservation Area and Important Countryside Frontage, which it would not be possible to mitigate.

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Burgoynes Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site

	<p>is likely to be able to be accommodated with minimal disruption or system reinforcement.</p> <ul style="list-style-type: none"> • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a small need for early years places and a maximum of 7 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>I have owned this land for many years. I would like to see it in use and am willing to listen to any proposals that you might have. I have grown up children and know how difficult it is to get onto the housing ladder and I am very socially minded.</p> <p>If appropriate I am willing to offer the site for low cost, eco housing to give young and low income families a chance to remain in their local area.</p> <p>Adjoining this land is another hectare of land which is owned by Chivers Farms and Mr Tim Ewbank who may also be interested in offering their land up if the opportunity was right for them.</p> <p>I do hope that you will consider this land to be brought within the village building boundary.</p>
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and

	health.
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Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (040 ha if unconstrained)
Site capacity	16 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The site is available immediately.

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

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

Site Assessment Conclusion
Site with no development potential.

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

Location	Histon & Impington
Site name / address	Land rear of 59 & 61 Cottenham Road, Histon
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	30-40 dwellings
Site area (hectares)	1.72 ha
Site Number	Site 013
Site description & context	The site is situated north of Cottenham Road on the north western edge of Histon. The site lies to the south and west of Cottenham Road Farm and north of two cottages, not within the village framework. As a result, only a small part of the site in the south western corner is adjacent to the village framework. It is agricultural land and the only access is from the access road serving Cottenham Road Farm to the rear.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>There have been unsuccessful attempts to get the adjoining land at 59 & 61 Cottenham Road removed from the Green Belt and included within the village framework, through the LDF and LP 2004.</p> <p>LP 2004 Inspector - "these traditional thatched semi-detached cottages stand on wide plots with other low-density houses and undeveloped land to the east. In my view the cottages lie at the point where the built-up area gives way to a generally rural landscape on the north side of this part of Cottenham Road. It is often possible to contend that lines have been arbitrarily or incorrectly drawn in this kind of situation but I do not consider the adopted Green Belt boundary clearly anomalous and find no exceptional reason to define it differently."</p>

Source of site	Site suggested through call for sites
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Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Minerals and Waste LDF designations (Core Strategy designations only) – virtually the whole site is within the Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	<p>This is an agricultural site situated north of Cottenham Road on the north western edge of Histon within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site has only a tenuous link to the village framework, and</p>

	development and virtually all the site is within the Mineral Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings - 59 & 61 Cottenham Road, Histon are Grade II Listed buildings. Major adverse effect on 59 & 61 Cottenham Road due to loss of low key rural context, views and separation from the rest of the built-up village, including loss of rural backdrop and of significant rural hedged frontage and trees in street view of Listed Buildings for access. Non-statutory archaeological site - The site is located on the north side of the historic village core and archaeological works in the vicinity have identified evidence for post medieval activity. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>It would not be possible to mitigate impact on the historic environment as the site is immediately adjacent to, and forms an important part of the setting of, two Grade II Listed Buildings.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – Gun’s Lane bridleway lies approximately 200m to the west. Biodiversity features - Greatest impact likely to arise from loss of large grassland habitat negatively impacting upon the foraging habitat of species including bats and badgers. Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Noise issues - The north east of the site is bounded by Unwins Industrial Estate with medium to large sized industrial type units / uses including light industrial and warehouse type uses. These are unlikely to be considered compatible uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment.
Townscape and landscape	The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open

<p>impact?</p>	<p>landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The landscape character around the edges of the village contrasts with the wider open landscape. Enclosed farmland and paddocks dominate many of the northern boundaries, with mature hedgerows and scattered farm buildings, which form a transition between the village and open fields to the north.</p> <p>The northern side of the Cottenham Road frontage is characterised by the two cottages, which are low density and with a shallow frontage and set in wide plots, and other undeveloped land to the east. The site lies to the north of two thatched cottages, within the Green Belt, and with only a tenuous link to the village framework in the south west corner. The Local Plan 2004 Inspector considered “In my view the cottages lie at the point where the built-up area gives way to a generally rural landscape on the north side of this part of Cottenham Road.”</p> <p>Development of this site would be backland, much deeper than the adjoining linear edge to this part of the village. It would result in the loss of separation of the outlying farmstead from the built-up village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Histon. Whilst the site is screened from adjoining residential properties, and the farm and its access track, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area and the setting of the two listed cottages.</p>
<p>Can any issues be mitigated?</p>	<p>No. Development of this site would have a significant adverse impact on the setting of two Grade II Listed buildings, which it would not be possible to mitigate, and impact on the wider landscape and townscape setting of Histon. There are noise issues from the adjacent farm complex, which it is unlikely can be adequately addressed by on-site measures alone.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county’s network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development.</p>

	<p>Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40 dwellings could generate a small need for early years places and a maximum of 14 primary school places and 10 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.

Any other issues?	
Can issues be mitigated?	No. Highway access to the site is unsuitable. Site would require upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.55 ha if unconstrained)
Site capacity	62 dwellings
Density	40 dph

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

Availability	
Is the land in single ownership?	No
Site ownership status?	Site promoted by two joint landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site 2011-16
Are there any market factors that would	None known.

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

Site Assessment Conclusion
Site with no development potential.

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

Site Assessment Proforma

Location	Histon & Impington
Site name / address	Land at SCA Packaging Ltd, Villa Road, Impington
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	60-65 dwellings
Site area (hectares)	2.25 ha
Site Number	Site 046
Site description & context	<p>The triangular site is located within the village framework to the south of the Guided Busway, north of Villa Road, on the south western edge of Impington. The site is currently occupied by former industrial buildings and hard standing, although the use has ceased.</p> <p>Further employment generating uses are located to the north, residential development to the south west and open countryside to the west and south west, which is in agricultural use. The southern and western edges of the site are bound with hedges and trees, which helps to define the extent of the site where it meets the open countryside.</p> <p>Land immediately to the south and west of the site is informal scrub, beyond which the landscape is open agricultural, with long distance views across towards Cambridge and Girton.</p>
Current or last use of the site	Industrial – The site is no longer in use as a depot but has not been cleared.
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	A planning application for residential development (S/2456/11) was withdrawn in March 2012.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Flood Zone – Approximately a quarter of the site, in the south western corner, is within Flood Zones 2 and 3.
Tier 1 conclusion:	This is a triangular, former industrial site located within the village framework, on the south western edge of Impington. Approximately ¼ of the site is within Flood Zones 2 and 3, which would reduce the developable area, although there is sufficient land remaining for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Cropmarks to the south west suggest settlement of Roman date. There is also evidence for prehistoric activity in the vicinity. County Archaeologists would require archaeological works to be secured by condition of planning permission. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – a bridleway runs alongside the Guided Busway to the north of the site. Biodiversity features - No significant biodiversity impact is thought to arise as a result of development at this site. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Land contamination - Current industrial / commercial use requires assessment with application, any further work can be conditioned. Noise issues - The site is to the east of the A14 and prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in

	<p>this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</p> <ul style="list-style-type: none"> • Topography issues - The site falls gently from east to west.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The A14 and the proximity of the northern edge of Cambridge provides a semi-urban landscape to the south.</p> <p>The landscape character around the edges of the village contrasts with the wider open landscape. The site is in an area characterised as flat arable fields with intermittent hedgerows and few trees. There are long views across from the north west towards the site with its landmark buildings, including the factory chimneys, and towards Cambridge. To the north west of the site the Guided Busway and mature hedgerows and trees create a strong village edge between open fields and employment area.</p> <p>Although this former industrial site is no longer in use, the substantial industrial buildings and areas of hardstanding remain. The majority of the large industrial buildings are single or double storey in height, screened to some extent from the wider countryside by a formal hedgerow alongside the road frontage. The land abuts the Green Belt to the south and west, where the landscape is open with long views to be had across towards Cambridge and Girton.</p> <p>Development of this site could have a positive impact on the landscape and townscape setting of Impington. The redevelopment would remove the substantial industrial buildings and areas of hardstanding that remain and present an opportunity to improve the site and its setting, particularly in an area where there are views across the Green Belt to Cambridge and Girton.</p>
Can any issues be mitigated?	<p>Yes, development of this site could have a positive impact on the landscape and townscape setting of Impington through the removal of substantial industrial buildings. However, further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole</p>

	<p>than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway. The Highway Authority are in communication with the landowner at present to provide a connection to the public highway.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned</p>

	<p>development across the village college catchment area.</p> <p>The development of this site for 65 dwellings could generate a small need for early years places and a maximum of 23 primary school places and 16 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	<p>The proposer provides the following supporting information:</p> <p>The development will re-use a site that is inappropriate for employment use, thereby making efficient use of this sustainable site, which is currently vacant. Vehicular access to the site is from Bridge Road (B1049) via Villa Road through the adjacent residential neighbourhood and residential re-development will remove the movement of commercial traffic through the adjacent residential estate. The site is adjacent to the Cambridge Guided Busway, which opens on 7th August 2011 and will therefore benefit from sustainable transport links thereby further reducing vehicular movements.</p>
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	1.69 ha.
Site capacity	68 dwellings
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner
Legal constraints?	No known constraints.
Is there market interest in the site?	Marketing of the site began in October 2010 and the site is in the process of being acquired by a developer.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately. • The site could become available 2011-16

Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	Residential development is subject to there being no demand for the site for its existing commercial use.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	12 months satisfactory marketing.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable</p>

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

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

Site Assessment Proforma

Location	Histon & Impington
Site name / address	Mill Lane, Impington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	30+ dwellings
Site area (hectares)	1.35 ha
Site Number	Site 053
Site description & context	The site comprises gardens to the rear of residential properties with long plots, part within the village framework and part outside, located to the east of Mill Lane on the eastern edge of Impington.
Current or last use of the site	Residential gardens
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>The LP 2004 Inspector considered land east of Ambrose Way: "...in my view the site is an integral part of the rural landscape to the east of Histon & Impington and there are no exceptional circumstances justifying its release from the Green Belt. "</p> <p>A single dwelling to the rear of 42 Mill Lane (S/1768/91/O) was refused as it constitutes backland and an isolated form of development, out of character with the surrounding area, adversely affecting the amenity of adjoining properties. The proposed access, close to 40 Mill Lane, will result in a loss of amenity through increased noise and disturbance. The proposed site lies adjacent to the Green Belt and the inner boundary of the village framework. Any dwelling in this location will increase the urbanisation of this rural area and be to the visual detriment of the adjacent Green Belt.</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is partly within the Green Belt (and partly within the village framework).</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – the southern-most part of the site is within Flood Zones 2 and 3.
Tier 1 conclusion:	<p>This is a residential site to the east of Mill Lane on the eastern side of Impington which is situated partly within the village framework and partly within the Green Belt.</p> <p>The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The southern-most part of the site is also within Flood Zones 2 and 3, which will reduce the developable area, although there is sufficient</p>

	land remaining for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Histon and Impington Conservation Area lies approximately 16m to the south west. Development would obscure views across countryside to the east. • Listed Buildings – Grade II Listed 2 Mill Lane and 2 & 4 Glebe Way lie to the south west. Impact on setting limited due to other development and trees. Loss of a significant C19 building (heritage asset) and distinctive long orchard plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. • Non-statutory archaeological site - Archaeological investigations to the south have identified evidence for Roman settlement. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms an important part of the setting of the Conservation Area, Grade II Listed Buildings and C19 heritage assets. However, with careful design it may be possible to mitigate any impact on the historic environment with a smaller scale of development.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Protected Village Amenity Area – diagonally opposite the site to the south west • Biodiversity features - The greatest impact is likely to result from the local of a mix of habitats including scrub, hedgerows and grassland. This may impact upon a range species especially birds, bats and badgers. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Noise issue – some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches.</p> <p>The landscape character around the edges of the village contrasts</p>

	<p>with the wider open landscape. The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields.</p> <p>This site comprises residential gardens and orchard plots to the rear of properties with long plots on Mill Lane, Impington. Part of the land is within the village framework and part is outside, within the Green Belt. There is a clear division between the built-up part of the village and the surrounding countryside. Land outside the village framework is more pastoral and rural in character and of historic importance; a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Impington. The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in depth, in a cul-de-sac, which would alter the character of this largely ribbon settlement. It is in a prominent location and would detract from the setting of a number of heritage assets and the open and rural appearance and character of area.</p>
<p>Can any issues be mitigated?</p>	<p>In part – there are significant adverse historic environment, townscape and landscape impacts. With careful design some limited development may be possible.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splays for this site.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the

	<p>distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 30 dwellings could generate a small need for early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>It will provide housing in a area that desperately needs it. In addition the current land is completely derelict and unproductive and the owners are keen to sell.</p>
Can issues be mitigated?	<p>No. It is not possible to provide safe highway access to the site.</p> <p>Upgrades required to local infrastructure, including utilities (mains</p>

	water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.08 ha if unconstrained)
Site capacity	43 dwellings
Density	40 dph

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

Availability	
Is the land in single ownership?	No
Site ownership status?	The land is in multiple ownerships
Legal constraints?	There is a legal right of access across part of the site, to the rear and east of 42 Mill Lane.
Is there market interest in the site?	The site has not been marketed but there interest in the site from developers.
When would the site be available for development?	The site is available immediately.

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

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

Site Assessment Conclusion
Site with no development potential.

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

Site Assessment Proforma

Location	Histon & Impington
Site name / address	Land r/o 49-71 Impington Lane, Impington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	30-46 dwellings together with public open space.
Site area (hectares)	1.82 ha
Site Number	Site 112
Site description & context	<p>The site is situated north of Impington Lane on the northern edge of Impington. A small part of the site, between two residential properties, is within the village framework whilst the remainder of the site is within the Green Belt. The site is former horticultural land to the rear of linear residential properties, surrounded on the outer edges by hedgerow.</p> <p>Note: The site adjoins site 114 to the east.</p>
Current or last use of the site	Redundant horticultural land
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No. Land to the west of the site is allocated for housing development (SP/6 Impington Lane, Impington) and open space (SP/14 (3g) Land East of Mill Lane, Impington).
Planning history	The site was considered through the LDF (Objection Site 62) and LP 2004. LP 2004 Inspector found no exceptional circumstances to amend the Green Belt boundary on land north and east of the complex of buildings at Unwins seed nursery:
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p>

	<ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<ul style="list-style-type: none"> • Flood Zone – small part of the site in the north western corner within Flood Zones 2 and 3.
<p>Tier 1 conclusion:</p>	<p>This is a former horticultural site to the north of Impington Lane on the northern side of Impington which is situated partly within the village framework and mostly within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The western-most part of the site is also within Flood Zones 2 and 3, which will reduce the developable area, although there is sufficient land remaining for development.</p>
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Histon and Impington Conservation Area lies approximately 172m to the west and Impington St Andrews Conservation Area 210m to the east. Adverse effect due to obscuring relationships and views to and from related Conservation Areas and long views of Conservation Areas across countryside from east. • Listed Buildings – Grade II Listed 2 Mill Lane and 2 & 4 Glebe Way lie to the south west. Impact on setting limited due to other development and trees. • Non-statutory archaeological site - Archaeological investigations to the west have identified evidence for Roman settlement. County Archaeologists would require archaeological works to be secured by condition of planning permission. <p>The site forms an important part of the setting of the Conservation Areas and Grade II Listed Buildings. However, with careful design it may be possible to mitigate any impact on the historic environment with a smaller scale of development.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - The greatest impact may arise as a result of the loss of grassland and hedgerow habitats. This may impact upon foraging areas for birds and bats. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Part of former nursery. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues - reported flooding 100m north.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches.</p> <p>The landscape character around the edges of the village contrasts with the wider open landscape. The site is in an area characterised as enclosed farmland and paddocks. Hedges and trees create a soft irregular edge and transition between the village and open fields beyond.</p>

	<p>This site comprises former horticultural land to the rear of properties on Impington Lane, Impington. There is a clear division between the built-up part of the village and the surrounding countryside, to which this site clearly better relates, with its rural character.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Impington. The character of this part of the village is largely linear. Development of this site would create a large area of residential development in a cul-de-sac, behind an existing cul-de-sac created through the redevelopment of former employment site. This would alter the character of this largely ribbon settlement. It would detract from open and rural appearance and character of area.</p>
Can any issues be mitigated?	<p>In part – there are significant adverse historic environment, townscape and landscape impacts. Some limited development may be possible. Further investigation and possible mitigation will be required to address the physical considerations, including possible land contamination and flooding.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Impington Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within

	<p>Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	Surface water run-off could be dealt with by a combination of infiltration and positive outfalls to the local ditch network.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 46 dwellings could generate a small need for early years places and a maximum of 16 primary school places and 12 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>Site located within Rural Centre representing one of the most sustainable settlements in the district.</p> <p>35 dwellings recently developed on land immediately to west of this site.</p> <p>Site within walking distance of Impington Village College and Village centre.</p>

	In accordance with paragraph 54 of PPS3 the site is considered deliverable now in that it is: <ul style="list-style-type: none"> - available, - suitable, - achievable.
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	0.77 ha.
Site capacity	25 dwellings
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available for development?	The site is not available immediately.

Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site 2011-16

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

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

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

Site Assessment Proforma

Location	Histon & Impington
Site name / address	Land north of Impington Lane, Impington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	32 dwellings with public open space
Site area (hectares)	1.77 ha
Site Number	Site 114
Site description & context	<p>The site is situated north of Impington Lane on the northern edge of Impington. The site is to the rear of a single dwelling to the rear of linear residential development on Impington Lane. It is shrub land and improved grassland, with an agricultural building in the south eastern part of the site, and completely enclosed by hedgerow.</p> <p>Note: The site adjoins site 112 to the west.</p>
Current or last use of the site	Shrub Land and improved grassland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	A previous attempt to gain planning permission for residential development on 3.37 acres (C/0372/64/) was refused as the greater part of the site is outside the development area and the proposed access is inadequate and below the minimum standard required. Other applications for 1 dwelling (S/0698/75/O and C/1107/73/O) were also unsuccessful, with insufficient reasons advanced for a need for the dwelling to justify departure from Green Belt policy.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations

Green Belt	The site is within the Green Belt.
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	<p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<ul style="list-style-type: none"> • Flood Zone – small part of the site in the north western corner within Flood Zones 2 and 3.
<p>Tier 1 conclusion:</p>	<p>This is an area of shrub land and improved grassland to the north of Impington Lane on the northern side of Impington which is situated mostly within the Green Belt The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The western-most part of the site is also within flood zones 2 and 3, which will reduce the developable area, although there is sufficient land remaining for development.</p>
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Histon and Impington Conservation Area lies approximately 163m to the west and Impington St Andrews Conservation Area 150m to the east. Adverse effect due to obscuring relationships and views to and from related Conservation Areas and long views of Conservation Areas across countryside from east. • Listed Buildings – Grade II Listed 2 Mill Lane and 2 & 4 Glebe Way lie to the south west. Impact on setting limited due to other development and trees. • Non-statutory archaeological site - Archaeological investigations to the west have identified evidence for Roman settlement. County Archaeologists would require archaeological works to be secured by condition of planning permission. <p>The site forms an important part of the setting of the Conservation Areas and Grade II Listed Buildings. However, with careful design it may be possible to mitigate any impact on the historic environment with a smaller scale of development.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - The greatest impact may arise as a result of the loss of grassland and hedgerow habitats. This may impact upon foraging areas for birds and bats. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Possible agricultural building on site. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues - 100m north of reported flooding Topography issues (e.g. site levels)
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches.</p> <p>The landscape character around the edges of the village contrasts with the wider open landscape. The site is in an area characterised as enclosed farmland and paddocks. Hedges and trees create a soft irregular edge and transition between the village and open fields</p>

	<p>beyond.</p> <p>There is a clear division between the built-up part of the village and the surrounding countryside, to which this site clearly better relates, with its rural character.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Impington. The character of this part of the village is largely linear. Development of this site would create a large area of residential development in a cul-de-sac, which would alter the character of this largely ribbon settlement. It would detract from open and rural appearance and character of area.</p>
Can any issues be mitigated?	<p>In part – there are significant adverse historic environment, townscape and landscape impacts. Some limited development may be possible. Further investigation and possible mitigation will be required to address the physical considerations, including possible land contamination and flooding.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>The Highway Authority believes that this site could be fed from site number 112.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on

	<p>a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 32 dwellings could generate a small need for early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	<p>The promoter provides the following supporting information:</p> <ol style="list-style-type: none"> 1. Development will not lead to unrestricted sprawl or coalescence with other settlements because the site is well related to the built-up area and residential areas to the south and west. 2. Locating new development away from a prominent location and on a relatively flat site will preserve the setting and special character of Histon and Impington. 3. Development on land to the north of Impington Lane is preferable than Green Belt land on other edges of Histon and Impington where neighbouring settlements are in close proximity and there is significant risk of coalescence. 4. The site is also better positioned in relation to the services and community facilities within the Rural Centre.

	<p>5. Providing landscaped areas will create landscape and habitat links across the development embedding the scheme into the local landscape and provide opportunities for creative and structured play.</p> <p>6. Building at lower densities than neighbouring residential areas also represents an opportunity to create a softer edge to the settlement.</p> <p>7. The existing vehicular access between nos. 83 and 87 Impington Lane has good visibility in both directions therefore new housing on the site would be accommodated without harming the local highway network.</p>
Can issues be mitigated?	<p>In Part – the site can only achieve safe highway access with access provided via adjoining site 112.</p> <p>Will require upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and health.</p>
Does the site warrant further assessment?	<p>Yes – if delivered with site 112 (to provide access).</p>

Tier 3: Site Specific Factors

Capacity	
Developable area	0.44 ha.
Site capacity	9 dwellings
Density	40 dph

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

Availability	
Is the land in single ownership?	No
Site ownership status?	The land is in multiple ownerships.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there interest in the site from a developer.

When would the site be available for development?	The site is available immediately.
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Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion

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

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

Location	Histon & Impington
Site name / address	Land at Buxhall Farm, Glebe Way, Histon
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential-led mixed use development of approximately 400 dwellings with a range of non-residential uses including employment, retail, commercial uses and community uses that compliment the scale of residential development proposed whilst also serving the existing local community, e.g. a new primary school and a new community facility
Site area (hectares)	12.44 ha.
Site Number	Site 133
Site description & context	The site is located to the east of Glebe Way, on the north eastern edge of Histon. The land is within the Green Belt and comprises open agricultural land. The site is screened from the village by hedgerow to the south and east, but exposed to long distance views to the north and east.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

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

	<p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<ul style="list-style-type: none"> • Minerals and Waste LDF designations (Core Strategy designations only) – virtually the whole site is within the Mineral Safeguarding Area for sand and gravel.
<p>Tier 1 conclusion:</p>	<p>This agricultural site is located to the east of Glebe Way, on the north eastern edge of Histon within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Virtually the whole site is within the mineral safeguarding area for sand and gravel.</p>
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - Cropmarks in the area suggest trackways and enclosures of probable late prehistoric or Roman date. County Archaeologists would require further information in advance of any planning application. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – a bridleway runs along the north western boundary of the site. • Biodiversity features - Greatest impact likely to arise from general loss of farmland habitat. Species / species groups which were considered to be at potential risk of harm or disturbance from development of the proposed site were ground nesting birds (such as Skylark <i>Alauda arvensis</i> which were observed foraging on site), other nesting birds in surrounding hedgerows, foraging / commuting bats and widespread reptiles. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues - This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy. This information will be required prior to further comment. • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Flooding and drainage issues - 200m south and 200m north of reported flooding.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The landscape character around the edges of the village contrasts with the wider open landscape.</p> <p>The landscape north of the village becomes increasingly Fenland in character, with large flat open fields. The site is in an area characterised as flat open farmland with large fields and extensive views from the village eastwards. A continuous line of housing</p>

	<p>backs onto open farmland creating a harsh edge, softened only by some boundary hedging. There are harsh but well defined edges formed by roads and long back gardens.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Histon. There is a clear edge to the built up part of the village in this location, to the rear of a line of residential properties along Garden Walk and Youngman Avenue. North of the site the village becomes more sporadic and takes on a rural character, comprising linear development in long plots. The site is very open to long views to the north and east. Development in this location would have a detrimental impact on the rural character.</p>
Can any issues be mitigated?	<p>Yes, with careful design and landscaping it should be possible to mitigate any impacts on the historic and natural environment. However, further investigation and possible mitigation will be required to address the physical considerations, including flooding and impact on air quality..</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Glebe Way would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed

	<p>properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Histon and Impington has a mains gas supply and the site may require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 400 dwellings could generate a small need for early years places and a maximum of 140 primary school places and 100 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	<p>The proposer provides the following supporting information:</p> <p>Our client is very keen to work in partnership with the local community and stakeholders in formulating development options for this site as part of a Neighbourhood Plan or Vision Plan for Histon.</p>
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water, gas and sewerage), school capacity and health.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity

Developable area	6.22 ha.
Site capacity	249 dwellings
Density	40 dph

Potential Suitability

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

Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has been marketed and is there interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability

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

Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

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

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

Location	Histon & Impington
Site name / address	Land off Villa Road, Histon
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	40 dwellings
Site area (hectares)	6.64 ha
Site Number	Site 227
Site description & context	The site is located to the south of Villa Road, on the south western edge of Impington. The land is within the Green Belt and comprises open agricultural land. The site exposed to long distance views to the south and west.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character

	<p>of Green Belt villages</p> <ul style="list-style-type: none"> • A landscape which retains a strong rural character <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. (page 75)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – a large proportion of the site is within Flood Zones 2 and 3. • Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	<p>This large site is located adjacent to the village to the south of Villa Road, on the south western edge of Impington, within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Approximately 4/5^{ths} of the site is within Flood Zones 2 and 3, which will reduce the developable area to a small area unsuitable for development. The whole site is within the Mineral Safeguarding Area for sand and gravel.</p>
Does the site warrant further assessment?	No

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - Cropmarks to the south west suggest settlement of Roman date. There is also evidence for prehistoric activity in the vicinity. County Archaeologists would require archaeological works to be secured by condition of planning permission.

	<p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – there is a protected walnut tree close to the eastern boundary of the site. • Public Rights of Way – a bridleway runs alongside the Guided Busway approximately 100m to the north of the site • Biodiversity features - Greatest impact likely to arise from general loss of farmland habitat. Species / species groups which were considered to be at potential risk of harm or disturbance from development of the proposed site were ground nesting birds (such as Skylark <i>Alauda arvensis</i> which were observed foraging on site), other nesting birds in surrounding hedgerows, foraging / commuting bats and widespread reptiles. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2 <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site contains an area of filled land. A Contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - The site is to the east of the A14 and prevailing winds are from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The A14 and the proximity of the northern edge of Cambridge provides a semi-urban landscape to the south.</p> <p>The landscape character around the edges of the village contrasts with the wider open landscape. The site is in an area characterised as flat arable fields with intermittent hedgerows and few trees and there are long views across from the north west towards the edge of the site and Cambridge. Linear estate development and intermittent hedging to the east forms fairly exposed edge to farmland.</p> <p>This site lies adjacent to the village framework on the south western edge of Impington. To the north is a former industrial site with large</p>

	<p>warehouse buildings and it adjoins residential development to the east. The land is within the Green Belt where the landscape is open with long views to be had across towards Cambridge and Girton.</p> <p>The edge of the village to the east has a soft boundary, with trees and scrub providing a buffer area between the built-up area and the wider countryside. The scrubland also continues around the northern boundary of the site along the Villa Road frontage.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Histon. It would create a substantial addition to the west of the village impacting on the purposes and functions of the Green Belt in an area with wide views across to Cambridge and Girton. Part of the site is within Flood Zone 3, but it may be possible to integrate a smaller site to the east.</p>
Can any issues be mitigated?	<p>In part – there are adverse townscape and landscape impacts as the site is in a prominent, Green Belt location. However, it may be possible to mitigate the impact of a more limited development on the eastern part of the site. Further investigation and possible mitigation will be required to address the physical considerations, including possible land contamination and noise.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area (estimated capacity of 2,616 dwellings on 29 sites) the Highways Agency comment that the sites in this group are smaller on the whole than some of the other groups. Although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway. (Note - the Highway Authority are in communication with the landowner of the SCA Packaging Ltd site at present to provide a connection to the public highway.)</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within

	<p>Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	The developer only proposes to develop a small part of the site. No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40 dwellings could generate a small need for early years places and a maximum of 14 primary school places and 10 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity

Developable area	None (0.7 ha. if unconstrained)
Site capacity	28 dwellings
Density	40 dph

Potential Suitability

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

Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has been marketed and there is interest from a developer.
When would the site be available for development?	The site is available immediately.

Achievability

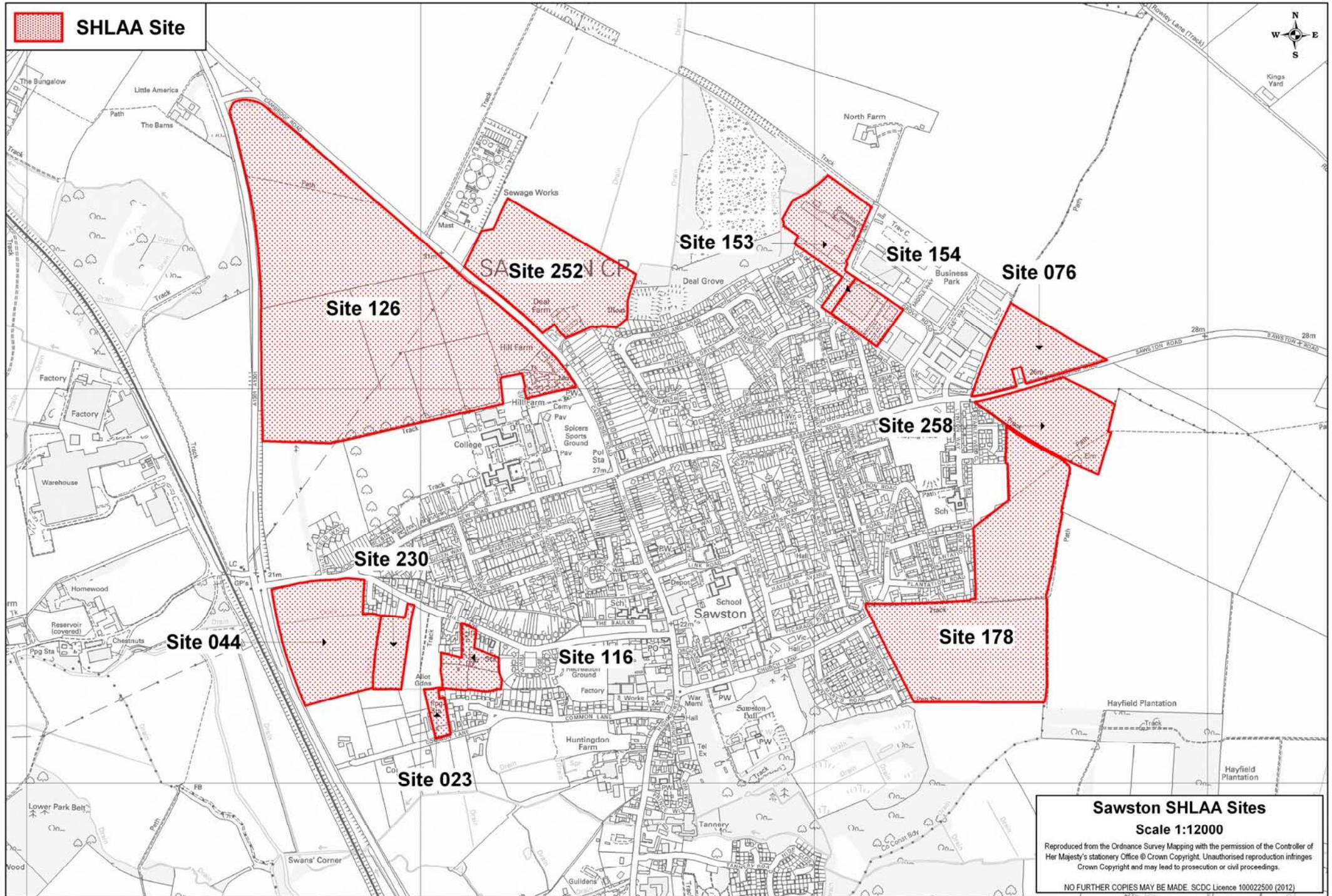
Phasing and delivery of the development	The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect	None known.

deliverability?	
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.



SHLAA Site



Sawston SHLAA Sites
Scale 1:12000
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)**

Site Assessment Proforma

Location	Sawston
Site name / address	Land between 66 & 68 Common Lane, Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	House building, 18+ dwellings
Site area (hectares)	0.5 hectares
Site Number	023
Site description & context	Grazing land on the north side of Common Lane bounded by a riding school to the west, agricultural to the north, with bungalows to the east. The site boundary is formed by hedges to the south, west and north. Running down the eastern flank is a paved track giving access to an Anglian Water pumping station adjacent to the north east corner of the site. Existing vehicular access to Common Lane.
Current or last use of the site	Front quarter of the site is unused grazing land, the remainder of the site has been used since 2009 by the adjoining riding stables for grazing.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2008. Responding to a Housing Shortfall assessment – As part of site WL15 the site was considered and rejected because the sequential test to flood risk required by PPS25 means that this site should only be considered if sites in Zone 1 were not reasonably available.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations

Green Belt	The site is not within the Green Belt.
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Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Flood zone - The site lies within Flood Zone 2, assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%). PPS 25 Table D 2 confirms that houses can be appropriate in this zone Minerals and Waste LDF designations (Core Strategy designations only). Site within Mineral Safeguarding Area (sand and gravel).
Tier 1 conclusion:	The site comprises a small enclosed field between 66 & 68 Common Lane, Sawston, to the south west of the village adjoining the existing development framework boundary. The site is not within the Green Belt, lies in Flood Zone 2 and is located within a Mineral Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	Yes, because the availability of sufficient land in flood zone 1 is still to be determined.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological sites - The site is located to the west of the medieval moated site Huntington's Manor. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – TPO to north-western corner of the site (C/11/17/081/02). Biodiversity features – The greatest impact from development at this site would result from the loss of grassland and hedgerow habitats potentially leading to a local decline in bird species. Opportunity for habitat linkage/enhancement/restoration including woodland planting, retention of ditches/watercourses and some grassland.
Physical considerations?	<ul style="list-style-type: none"> Ground Water Source Protection Zone 2. Land contamination - possible storage of unknown materials in south of site, requires assessment, can be conditioned. Malodour: Sewage Pumping Station nearby to north east corner. Site may require an odour impact / risk assessment- moderate risk.
Townscape and landscape impact?	The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the

	<p>landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301.</p>
Can any issues be mitigated?	Yes, through the retention of boundary hedgerows and trees.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to Common Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In

	<p>their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 18 dwellings could generate a need for early years places, and a maximum of 6 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None
Can issues be mitigated?	In Part. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301, this could be mitigated by the retention of boundary hedgerows and trees. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	0.45 ha
Site capacity	18 dwellings.
Density	40 dph net.

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints, but only if sufficient land cannot be identified for development in flood zone 1. 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.
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Availability	
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Is the land in single ownership?	No, 4 family owners.
Site ownership status?	The site is in the ownership of family members, who jointly have proposed the site for development.
Legal constraints?	Majority of site leased as grazing to the Riding School on a 51 week grazing lease from July 2011.
Is there market interest in the site?	The site has not been marketed and there has been no developer interest in it.
When would the site be available for development?	The site is not available immediately, but the owners state it could become so from July 2012.

Achievability	
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Phasing and delivery of the development	The site could be developed in the period 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	No identified issues.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner</p>

	<p>would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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Site Assessment Conclusion
Site with limited potential suitability 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.

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

Location	Sawston
Site name / address	Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development for 264 dwellings
Site area (hectares)	6.57 hectares
Site Number	044
Site description & context	Two large fields, bounded by low hedges and trees located to the south-west of the village adjoining the A1301. Existing vehicular access to Mill Lane. Adjoins residential to the north-east. Adjoins site 230.
Current or last use of the site	Agricultural.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2009. Site Specific Policies DPD Inspectors Report – rejected allocation of sites at Mill Lane on grounds of lack of need.
Source of site	Site suggested through call for sites

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

	<ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions, by having a detrimental impact upon the setting of Sawston. This site separates the village from the A1301 providing a green foreground to views towards the village which in this location has a soft attractive green edge, and by causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood zone - Approximately 2/3rd of the site lies within Flood Zone 2, assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%). PPS 25 Table D 2 confirms that houses are appropriate in this zone. The remaining part of the site adjoining the western boundary lies within Flood Zone 3a, with a 1 in 100 or greater annual probability of river flooding (>1%). Table D2 confirms that houses are not appropriate in this zone. • Minerals and Waste LDF designations (Core Strategy designations only) - Great majority of the site within Mineral Safeguarding Area (sand and gravel).
Tier 1 conclusion:	<p>The site comprises two large fields, bounded by low hedges and trees located to the south-west of the village adjoining the A1301. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The majority of site is within Flood Zone 2, but approximately one third is within Flood Zone 3a where housing is not appropriate. Almost all of the site is within a Mineral Safeguarding Area for sand and gravel.</p>
Does the site warrant further assessment?	Yes because the availability of sufficient land in flood zone 1 is still to be determined.

Tier 2: Significant Local Considerations

Designations and Constraints

Heritage	<ul style="list-style-type: none"> • Listed Buildings - Within setting of 28 Mill Lane (LB Grade II).
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considerations?	<p>Some adverse effect due to loss of openness and rural approach to this part of the village.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site - The site is located to the east of the nationally important Iron Age ringwork Borough Hill (SAM24407). Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – TPO to southern boundary of the site 2008 Aerial data show trees still present on the boundary of the site and will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. Strong tree belt to north of Mill Lane is protected by a TPO. • Presence of protected species? - The greatest impact from development of this site would be the loss of grassland possibly affecting the foraging habitat of bats. Opportunity for habitat linkage/enhancement/restoration including woodland planting, retention of ditches/watercourses and some grassland.
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2 • Noise issues - The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road and a mainline railway to west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation which may include berms and noise barriers.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>A strong belt of trees to north of site continues to the immediate south of the Mill Lane onto this site, the whole helping to form a distinctive soft green edge to the village.</p> <p>Development of this site would have a significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the west of the village where it would adjoin the A1301. The current open green setting and soft edge to the village to the west would be lost.</p>
Can any issues be mitigated?	<p>No, the impact upon the landscape setting of the village in this location is incapable of mitigation.</p>

Infrastructure	
Highways access?	A junction located on Mill Lane would be acceptable to the Highway Authority, but not on to the A1301. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 264 dwellings could generate a need for early years places, 92 primary school places and 66 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other	None

issues?	
Can issues be mitigated?	In Part. Trees around the site boundary of the site will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road and a mainline railway to west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. However residential use is likely to be acceptable with careful noise mitigation which may include berms and noise barriers. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	4.97 ha. One third of site in flood zone 3, remainder in flood zone 2.
Site capacity	197 dwellings if development in flood zone 2 is possible because of lack of alternatives in flood zone 1.
Density	40 dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is not potentially capable of providing residential development taking account of site factors and constraints including flood risk, impact on Green Belt purposes, and impact on landscape setting.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Yes, no ownership constraints
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed and there is no known interest from a developer.

When would the site be available for development?	The site is available immediately.
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Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	Flood risk.
Could issues identified be overcome?	Unknown.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion

Site unlikely to have any development potential.

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

Location	Sawston
Site name / address	Land north of Babraham Road, Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential
Site area (hectares)	3.64 hectares
Site Number	076
Site description & context	Arable fields to the east of the village, bounded by hedges to the north with the Dales Manor Business Park beyond. Site wraps around two semi-detached residential properties fronting onto Babraham Road. Adjoins sites 154 and 258.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2004 – Planning application for residential development (S/1505/04/O) refused as inappropriate development in the Green Belt for which there were no special circumstances to justify, and which would be a visually intrusive extension into the countryside. Decision confirmed on appeal.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development of the site would have an adverse impact on Green Belt purposes and functions. It would reduce the separation between Sawston and Babraham from 1,800 metres to 1,500 metres, and have a detrimental impact upon the setting, scale and character of Sawston by increasing the footprint of the village out into the open rural countryside, by the loss of the wide views down into the village from the east, and by causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	<p>Arable fields to the east of the village, bounded by hedges to the north with the Dales Manor Business Park beyond. Site wraps around two semi-detached residential properties fronting onto Babraham Road. . The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints

<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Non-statutory archaeological site - A Bronze Age barrow is known to the south east and enclosures of probable late prehistoric or Roman date are known to the south west. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Presence of protected species? - Site of limited biodiversity interest. Greatest impact likely to be from the general loss of farmland habitat. Boundary hedgerows could be reinforced. • Agricultural land of high grade (i.e. Agricultural Land Classification - Grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Noise - West of the site is bounded by Dales Manor Business Park / Industrial Estate with medium to large sized industrial type units / uses including light industrial and warehouse type uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. • Land contamination - the site is adjacent to an old railway line which would need investigation. This can be dealt with by condition.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edge to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a well defined but harsh edge with the industrial estate visible on the village edge. Abrupt urban edge to the village.</p> <p>Development of this site would has the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east.</p>

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

	After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None
Can issues be mitigated?	Yes. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None. (2.73 ha if unconstrained).
Site capacity	109 dwellings
Density	40 dph

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.

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

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

Site Assessment Conclusion
Site unlikely to have any development potential.

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

Site Assessment Proforma

Location	Sawston
Site name / address	Land Rear of 41 Mill Lane, Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential / live work units
Site area (hectares)	1.59 hectares
Site Number	116
Site description & context	Rough pastureland with agricultural buildings. Enclosed by residential to the northern, eastern and southern boundaries. Boundary hedges with trees. Existing vehicular access to Mill Lane.
Current or last use of the site	Vacant farm land with farm buildings. Landowner states that the use ceased in 1995.
Is the site Previously Developed Land?	Includes one residential property.
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>2009. Site Specific Policies DPD Inspectors Report– rejected allocation of sites at Mill Lane on grounds of lack of need.</p> <p>1988. Planning permission refused for residential development of 31 houses and 5 bungalows (S/2832/88/F) because such development would be contrary to development plan policy, impact of peripheral development on the surrounding countryside, and capacity of sewage works and pumping station.</p> <p>2008. Responding to a Housing Shortfall assessment – As site 031 the site was considered and rejected because the sequential test to flood risk required by PPS25 means that this site should only be considered if sites in Zone 1 were not reasonably available.</p>
Source of site	<ul style="list-style-type: none"> Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood zone - The site lies within Flood Zone 2, assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%). PPS 25 Table D 2 confirms that houses are appropriate in this zone. • Scheduled Monument - The site is located to the east of the nationally important Iron Age ringwork Borough Hill (SAM24407). Further information would be necessary in advance of any planning application for this site. • Minerals and Waste LDF designations (Core Strategy designations only). Approximately half of the site is within a Mineral Safeguarding Area (sand and gravel).
Tier 1 conclusion:	The site comprises a small enclosed field to the rear of 41 Mill Lane, Sawston to the south west of the village adjoining the existing development framework boundary to the north, east and south. The site is not within the Green Belt, lies in Flood Zone 2 and is partly located within a Mineral Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	Yes, because the availability of sufficient land in flood zone 1 is still to be determined.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings - Within setting of 28 Mill Lane (LB Grade II). Some adverse effect due to loss of openness and rural approach to this part of the village. • Non statutory archaeological site - The site is located to the east of the nationally important Iron Age ringwork Borough Hill (SAM24407). Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – TPOs to western, northern and eastern boundaries. TPO's on access into site in the ownership of 47 Mill Lane potential to be compromised - TPO on west boundary trees present on 2008 aerial data however they are Elms and may not be the trees seen - TPO on eastern boundary. Trees around the boundary of the site will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. • Public Rights of Way – a path runs along part of the eastern boundary of the site. • Biodiversity features - The greatest impact from development at this site would result from the loss of open grassland habitat which may be important as foraging habitat for bats and badgers.

	Opportunity for habitat linkage/enhancement/restoration – woodland to south, watercourses/ditches.
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2 • Land contamination possible as farmland. Could be dealt with by condition. • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from a path on the eastern boundary and adjoining residential.</p>
Can any issues be mitigated?	Yes, provided that the trees and hedges present on the boundaries are retained in accordance with best practice and guidance.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to Mill Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and /

	<p>or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.
Drainage measures?	FRA submitted which concludes that residential development is possible.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40 dwellings could generate a need for early years places, 14 primary school places and 10 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None.
Can issues be mitigated?	<p>In Part. Trees around the boundary of the site will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from a path on the eastern boundary and adjoining residential, such impact can be mitigated by retention of the trees and hedges present on the boundaries in accordance with best practice and guidance. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</p>
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity

Developable area	1.07 ha
Site capacity	43 dwellings
Density	40 dph net

Potential Suitability

Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints but only if sufficient land cannot be identified for development in flood zone 1. 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.
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Availability

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

Achievability

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

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

Site Assessment Conclusion	
Site with limited potential suitability 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.	

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

Location	Sawston
Site name / address	Land at Cambridge Road, Sawston.
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Residential-led mixed use development with a range of non-residential uses including employment, retail, commercial uses and community uses that compliment the scale of residential development proposed whilst also serving the existing local community, e.g. land for a new primary school.
Site area (hectares)	38.14 hectares
Site Number	126
Site description & context	A large triangular field to the north east of the village, which it adjoins at Sawston Village College. Agricultural buildings to south-east corner. Site bounded by low hedgerows. The land is undulating, with the highest point being at the midpoint along the boundary with Cambridge Road. Adjoins site 252.
Current or last use of the site	Arable farm land.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development of the site would have a significant adverse impact on Green Belt purposes and functions. It would reduce the separation between Sawston and Stapleford from 1,800 metres to 900 metres, and have a detrimental impact upon the setting, scale and character of Sawston by significantly increasing the footprint of the village out into the open rural countryside, by the loss of the wide views down into the village from the north to a well wooded soft green edge, and by causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • SSSI - Within 200 metres of Dernford Fen SSSI • Scheduled Monument - The site is located to the north-east of the nationally recognised Iron Age ringwork Borough Hill (SAM24407). There is also evidence for a Saxon Cemetery in the vicinity. Further information would be necessary in advance of any planning application for this site. • Much of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report.
Tier 1 conclusion:	<p>A large triangular field to the north east of the village, which it adjoins at Sawston Village College. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Much of the site is within the WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. This establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site.</p>

Does the site warrant further assessment?	No, due to significant adverse impact on Green Belt purposes and functions, and because much of the site falls within a WWTW Safeguarding Area where there is a presumption against allowing development that would be occupied by people.
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Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings - Adverse effect on setting of Sawston Village College (Grade II LB) due to loss of rural backdrop. Prominent on approach to village.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders - Linear TPO running south from southern boundary of the site. • Public Rights of Way - PROW crosses northern part of site horizontally. • Biodiversity features - The greatest impact from development at this site would result from the loss of open grassland habitat which may be important as foraging habitat for bats and badgers. Opportunity for habitat linkage/enhancement/restoration – woodland and hedgerows. Dernford Fen SSSI within 200m, its hydrological connection must be fully investigated so as not to affect quality or quantity of water supply. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 2)
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - agricultural / farm use in east corner, requires assessment, can be conditioned • Air quality issues – malodour - Sawston sewage treatment works with open trickle beds is in close proximity to the east of the site approx 100m away. A large part of site within 400 metres of a Waste Water Treatment Works and so may be subject to offensive odours. • Air quality issues - the site is of a significant size and therefore there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy. • Noise issues - the west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road to east. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise

	<p>(single aspect, limited height, dual aspect with sealed non-openable windows on façade facing Roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle.</p> <ul style="list-style-type: none"> • Noise issues - Recreation - the site will be immediately adjacent to an existing MUGA to the South at Sawston Village College Sports Centre. Such short distance separation unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by MUGA and depending on hours of use high-level impact noises etc. likely to be moderate to major significant noise related issues. Could be developed by s106 obligation off site mitigation measures and subject to careful design and layout. Site should not be allocated until these issues have been considered and mitigation options feasibility etc. • Other environmental conditions (e.g. fumes, vibration, dust) - artificial Lighting - There is A MUGA to the South at Sawston Village College Sports Centre and any floodlighting and hours of use could cause a light nuisance. Requires assessment but could be mitigated offsite by s106 agreement. • Utility services – an electricity pylon line crosses the site. The site is adjacent to a large telecommunications mast / tower with numerous antennae and base stations to the east on or next to Sawston Sewage Works. The Health and Safety Executive generally has the enforcement responsibility at telecommunication and broadcasting masts for legislation safeguarding the health and safety of the general public from such EMF sources. The HSE and Health Protection Agency should be contacted for advice on the suitability of this site for residential.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a soft green edge of hedgerows, and mature gardens forming a distinctive soft rural edge to the village.</p> <p>Development of this site would have a significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the north west of the village where it would adjoin</p>

	the A1301. The approach to the village from the north would be dominated by urban development on the site.
Can any issues be mitigated?	The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road and a mainline railway to west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. However residential use is likely to be acceptable with careful noise mitigation which may include berms and noise barriers. Noise and light nuisance from MUGA on school site to south could be mitigated by off-site measures.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to the A1301 would be acceptable to the Highway Authority with a properly constructed junction to access the development. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Not supportable from existing network. Significant reinforcement and new network required. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is capacity at the WWTW however the numbers attributed to this development site are unknown. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required

	will be funded by the developer. Cordon sanitarie around existing WWTW.
Drainage measures?	No issues identified.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a need for early years places, primary school places and secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	The promoter states that given the size of the site, there is an opportunity to accommodate a range of non-residential uses that compliment the scale of residential development proposed whilst also serving the existing local community. This could include land for a new primary school, extensions to create enhanced education provision (i.e. reinforcing the education-hub at Sawston Village College), creation of a green corridor along the A1301 to assist improved public access and biodiversity whilst providing a landscaped screen from the road to the new development.
Can issues be mitigated?	In Part. The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road and a mainline railway to west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. However residential use is likely to be acceptable with careful noise mitigation which may include berms and noise barriers. Noise and light nuisance from MUGA on school site to south could be mitigated by off-site measures. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	19.07 ha assuming open space uses provided in the WWTW 400 metre cordon sanitaire.
Site capacity	763 dwellings
Density	40 dph

Potential Suitability

Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints including impacts on Green belt purposes, townscape and landscape, and the proximity to the WWTW.
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Availability

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

Achievability

Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16 Phasing (i.e. number of dwellings in each year, allowing for building up to that rate for larger sites)
Are there any market factors that would significantly affect deliverability?	Proximity to WWTW.
Are there any cost factors that would significantly	None known

affect deliverability?	
Could issues identified be overcome?	No
Economic viability?	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.

Site Assessment Conclusion
Site unlikely to have any development potential.

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

Location	Sawston
Site name / address	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston
Category of site:	A development within the existing village development framework boundary.
Description of promoter's proposal	Housing development.
Site area (hectares)	3.56 hectares
Site Number	153
Site description & context	The site is occupied by a variety of commercial buildings and open storage areas. The site is bounded by hedges and a wood on three sides, arable to the north, residential to the south and a continuation of the employment area to the south-east. Vehicular access to Babraham Road currently lies approximately 470 metres away through the employment area. Adjoins site 154.
Current or last use of the site	Employment land not currently in use.
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	2011. Planning permission granted for 27 industrial and warehousing units (S/1962/10). Various other planning permissions of a commercial nature.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	Part of a larger employment area, site not currently in use, adjoining residential to the south. Not subject to strategic considerations which may make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	A moated site of medieval date is recorded to the west and enclosures of probable late prehistoric date are known to the south. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - No significant biodiversity impact is thought to arise as a result of development at this site. Opportunity for habitat linkage/enhancement/restoration – woodland reinforcement and associated grassland.
Physical considerations?	<ul style="list-style-type: none"> Land contamination - commercial / industrial use, requires assessment, can be conditioned. Noise issues - the site is currently part of Dales Manor Business Park / Industrial Estate. East of the site is bounded by medium to large sized industrial type units / uses including a Concrete Batching Process and a Tarmac Processing uses and warehouse type uses. These are unlikely to be considered compatible uses. Noise, odour and dust are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be

	<p>effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. Env Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise, odour and dust constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking odour and noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.</p> <ul style="list-style-type: none"> • Utility services – sewers cross the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.</p>
Can any issues be mitigated?	Uncertain.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to Fairfields (on the residential estate to the south) would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Cambridge

	<p>distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places, 35 primary school places and 25 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None
Can issues be mitigated?	Yes. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity

Developable area	None. (2.67 ha if unconstrained)
Site capacity	107 dwellings
Density	40 dph

Potential Suitability

Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints including noise from the adjoining industrial estate.
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Availability

Is the land in single ownership?	No, there are 2 landowners.
Site ownership status?	Landowners.
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed, no developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability

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

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

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

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

Location	Sawston
Site name / address	Land at Grove Road / West Way, Dales Manor Business Park, Sawston
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	Housing development
Site area (hectares)	5.19 hectares
Site Number	154
Site description & context	The site is occupied by a two commercial buildings and open storage areas. The site is bounded by hedges on two sides to the west and a continuation of the employment area. Vehicular access to Babraham Road currently lies approximately 280 metres away through the employment area. Adjoins two storey residential to the south-west. Adjoins site 153.
Current or last use of the site	Employment and employment land not currently in use
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	1967. Planning permission for erection of warehouse and associated offices. Subsequent planning permissions in 1978 and 1997 to vary use to industrial.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	Part of a larger employment area, site not currently in use, adjoining residential to the south and west. Not subject to strategic considerations which may make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	A moated site of medieval date is recorded to the west and enclosures of probable late prehistoric date are known to the south. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - No significant biodiversity impact is thought to arise as a result of development at this site. Opportunity for habitat linkage/enhancement/restoration – woodland reinforcement and associated grassland.
Physical considerations?	<ul style="list-style-type: none"> Majority of site within Ground Water Source Protection Zone 3 Land contamination - commercial / industrial use, requires assessment, can be conditioned Noise issues - the site is currently part of Dales Manor Business Park / Industrial Estate. East of the site is bounded by medium to large sized industrial type units / uses including a Concrete Batching Process and a Tarmac Processing uses and warehouse type uses. These are unlikely to be considered compatible uses. Noise, odour and dust are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial

	<p>units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. Env Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise, odour and dust constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking odour and noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.</p> <ul style="list-style-type: none"> • Utility services – sewers cross the site.
Townscape and landscape impact?	The site is fully enclosed by built development so there are no landscape considerations. No adverse townscape impacts could be expected from the redevelopment of the site.
Can any issues be mitigated?	Uncertain.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to Fairfields would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and /

	<p>or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 200 dwellings could generate a need for early years places, 70 primary school places and 50 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None.
Can issues be mitigated?	Yes. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity

Developable area	None. (3.89 ha if unconstrained).
Site capacity	156 dwellings
Density	40 dph

Potential Suitability

Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints including noise from the adjoining industrial estate.
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Availability

Is the land in single ownership?	No, there are 2 landowners.
Site ownership status?	Landowners.
Legal constraints?	Discussions taking place to bring the site into one ownership. .
Is there market interest in the site?	The site has not been marketed. No developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately. • The site could become available 2011-16, 2016-21

Achievability

Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16 • Phasing (i.e. number of dwellings in each year, allowing for building up to that rate for larger sites) – 100, 2011-16, 100, 2021-26
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect	None known

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

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

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

Location	Sawston
Site name / address	Land east of Sawston.
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	306 dwellings with public open space and a local centre for small scale community uses such as a doctors surgery and shops
Site area (hectares)	17.21 hectares
Site Number	178
Site description & context	The site is formed from a large arable field to the north bounded by houses to the west and partially to the north, and hedges to the west and south, and by the northern part of a field to the south bounded by housing to the west and north, a strong hedge line to the east and the remainder of the field to the south. The grounds of Sawston Hall lie to the south east of the site. Adjoins site 258. The site is located close to the Ickniel Primary School.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	In 2002 a planning application for 36 affordable dwellings on the north west corner of the site was withdrawn.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development of the site would have an adverse impact on Green Belt purposes and functions. It would slightly reduce the separation between Sawston and Babraham, and have a detrimental impact upon the setting, scale and character of Sawston by increasing the footprint of the village out into the open rural countryside, by the loss of the wide views down into the village from the east, and by causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • SSSI – Sawston Hall Meadows SSSI adjacent at south west corner of the site • Historic Park and Gardens – Sawston Hall Historic Park and Garden adjacent at south west corner of the site. • Listed Buildings – Sawston Hall Grade 1, a late medieval manor house rebuilt between 1557 to 1584. Site adjoins grounds of the hall at its south west corner. The hall lies approximately 400 metres away across the hall grounds which consist of woods and parkland. It is unlikely to be visible from the hall due to intervening woodland, hedges and housing development. Further analysis may reveal that the southern boundary of the site should retreat to the north to ensure the protection of the setting of the hall.
Tier 1 conclusion:	<p>Arable fields to the east of the village, in places bounded by hedges except to the south, with residential to the west. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Further analysis may reveal that the southern boundary of the site should retreat to the north to ensure the protection of the setting of Sawston Hall.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings - Within setting of group at Sawston Hall (Grade I) but well screened by trees, albeit mainly unprotected (beyond Registered Park & Garden). Some effect on long views towards group and potential effect due to increased traffic and intensification of Church Lane. • Non-statutory archaeological site - The site is located to the east of the historic village core, close to the grounds of Sawston Hall. Enclosures of prehistoric date are known to the north and west. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way. 2 PROW cross the site. The first crosses the site to the north east corner extending into site 258 (ref 196/12). The second crosses the site horizontally at its mid point and forms part of the eastern boundary of the site (ref 196/14). • Presence of protected species - No significant biodiversity impact is thought to arise as a result of development at this site. Strong opportunities for habitat linkage/enhancement/restoration (new woodland, new hedges and wildflower planting). • Agricultural land of high grade – Northern half of site grade 2
Physical considerations?	<ul style="list-style-type: none"> • Majority of site within Ground Water Source Protection Zone 2, northern part of site within SPZ 3.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edge to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a well defined but harsh edge with a housing estate visible on the village edge. Abrupt urban edge to the village.</p> <p>Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. The southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here. The southern boundary of built development will</p>

	need to be set back from the southern site boundary to enable this.
Can any issues be mitigated?	Yes, strong opportunities for habitat linkage/enhancement/restoration (new woodland, new hedges and wildflower planting). Access arrangements could avoid placing undue reliance on access to and from Church Lane. Development would be possible subject to landscape screening and a need to consider setting of Sawston Hall.

Infrastructure	
Highways access?	<p>The Highways Authority comment that the existing access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>Access to the site could also be via a new junction to Babraham Road to also serve site 258. Further to the south additional access could be gained via Church Lane and The Green Road.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to require local and upstream reinforcement • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the Sawston WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA has been prepared. There are no known drainage issues.
School capacity?	Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.

	<p>The development of this site for 306 dwellings could generate a need for early years places, 107 primary school places and 77 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools. The site lies in close proximity to the Icknield Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	To include public open space and roads. A local centre could include small scale community facilities such as doctors surgery and shops.
Can issues be mitigated?	Yes, the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools. The site lies in close proximity to the Icknield Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	8.61 ha
Site capacity	344 dwellings
Density	40 dph net

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints including avoiding undue intensified use of Church Lane, and the creation of soft green village edges to the east and south. 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.
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Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner, no constraints.
Legal constraints?	None.
Is there market interest in the site?	The site has not been marketed, but there has been much developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

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

	<p>authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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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.

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

Site Assessment Proforma

Location	Sawston
Site name / address	Mill Lane, Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential
Site area (hectares)	1.48 hectares
Site Number	230
Site description & context	A rectangular field to the south west of Sawston fronting Mill Lane bounded by hedges and a number of trees. Existing vehicular access to Mill Lane. Residential to the north. Allotments to the east. Adjoins site 044.
Current or last use of the site	Agricultural (pasture).
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2009. Site Specific Policies DPD Inspectors Report – rejected allocation of sites at Mill Lane on grounds of lack of need.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site	<ul style="list-style-type: none"> • Flood zone - The site lies within Flood Zone 2, assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%). PPS 25 Table D 2 confirms that houses are appropriate in this zone. • Minerals and Waste LDF designations (Core Strategy designations only) - site within Mineral Safeguarding Area (sand and gravel).

unsuitable for development?	
Tier 1 conclusion:	A rectangular field to the south east of Sawston fronting Mill Lane adjoining the existing development framework boundary. The site is not within the Green Belt, lies in Flood Zone 2 and is located within a Mineral Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	Yes, because the availability of sufficient land in flood zone 1 is still to be determined.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings - Within setting of 28 Mill Lane (LB Grade II). Adverse effect due to loss of trees at entrance on approach to LB, loss of openness and rural setting. Non-statutory archaeological site - The site is located to the east of the nationally important Iron Age ringwork Borough Hill (SAM24407). Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – TPO running along southern site boundary. The trees present on all other boundaries look significant and will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise Public Rights of Way – footpaths to the north of the site. Biodiversity features - The greatest impact from development of this site would be the loss of grassland possibly affecting the foraging habitat of bats. Opportunity for habitat linkage/enhancement/restoration including woodland planting, retention of ditches/watercourses and some grassland.
Physical considerations?	<ul style="list-style-type: none"> Ground Water Source Protection Zone 2. Noise issues - Noise from Cambridge Road but can be mitigated by design and layout, which may influence density.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a</p>

	<p>small enclosed field visible from the west.</p> <p>It should be possible to mitigate impacts on the landscape through retention of trees and hedges.</p>
Can any issues be mitigated?	Yes, provided that the trees and hedges present on the boundaries are retained in accordance with best practice and guidance.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to Mill Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	FRA provided which concludes that the site is developable.
School capacity?	Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of

	<p>planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places, 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None
Can issues be mitigated?	In Part. Trees around the boundary of the site will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west, such impact can be mitigated by retention of the trees and hedges present on the boundaries in accordance with best practice and guidance. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	1.33 ha
Site capacity	53 dwellings
Density	40 dph net

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints but only if sufficient land cannot be identified for development in flood zone 1. 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.

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

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16 Phasing – 50 completions in 2011-16 period
Are there any market factors that would significantly affect deliverability?	Not known
Are there any cost factors that would significantly affect deliverability?	Not known
Could issues identified be overcome?	No identified issues.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable</p>

	<p>housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion	
<p>Site with limited potential suitability 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.</p>	

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

Location	Sawston
Site name / address	Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	150 dwellings with community uses and public open space
Site area (hectares)	8.62 hectares
Site Number	252
Site description & context	A rectangular field and farm buildings to the north west of the village. Site bounded by low hedgerows. Adjoins two-storey residential area at its southern boundary and a wood to the east. Adjoins a Waste Water Treatment Works to the north (WWTW). Adjoins site 126.
Current or last use of the site	Arable farm land
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2008 Responding to a Housing Shortfall assessment – As part of a larger site 034 the site was considered and rejected primarily because the shortfall could be met by sites higher up the preferred development sequence. 2004 Local Plan Inspectors Report – Rejected allocation of a wider site in this location for residential on grounds of lack of need and prematurity. 1997 – Planning application for residential, public open space and relief road (S/1059/97/O). Withdrawn.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions, by reducing the separation between Sawston and Stapleford from 1800 metres to 1,500 metres, by having a detrimental impact upon the setting of Sawston, and by causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Minerals and Waste LDF designations - Small part of site at north east corner within Mineral Safeguarding area (sand and gravel). All of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report.
Tier 1 conclusion:	<p>Arable field located to the north west of Sawston. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>All of the site is within the WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. This establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site.</p>
Does the site warrant further assessment?	<p>No, the impact of the WWTW on the amenity of any future residential occupiers would be incapable of mitigation.</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	A medieval moated site is known to the east and a Saxon cemetery is recorded to the north west. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – Six protected trees to southern boundary will need to be retained. Deal Grove woodland protected as a TPO to eastern boundary, will need to be considered in any development. • Presence of protected species? - The greatest impact from development at this site would result from the loss of open grassland habitat which may be important as foraging habitat for bats and badgers. Opportunity for habitat linkage/enhancement/restoration – woodland to west and east, watercourses/ditches. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 2)
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - agricultural / farm use in south of site, requires assessment, can be conditioned • Air quality issues - All of site within 400 metres of the WWTW and so may be subject to offensive odours. • Utility services - an electricity pylon line crosses the site, sewers cross the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a soft green edge of hedgerows, woodland and mature gardens forming a distinctive soft rural edge to the village.</p> <p>Development of this site would have a significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the north west of the village where it would adjoin Cambridge Road. The approach to the village from the north would be dominated by urban development on the site.</p>
Can any issues be mitigated?	Six protected trees to southern boundary will need to be retained.

Infrastructure

Highways access?	A junction located on to Cambridge Road would be acceptable to the Highway Authority although improvements will need to be carried out to the A1301 and Cambridge Road. The proposed site is acceptable in principle subject to detailed design
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to require local and upstream reinforcement. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. Cordon sanitarie around existing WWTW.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 150 dwellings could generate a need for early years places, 53 primary school places and 38 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	Additional community uses such as village halls, public open space and allotments could be provided alongside the residential development proposed.

Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (6.47 ha if site not constrained by the WWTW)
Site capacity	0 dwellings (259 if site not constrained by the WWTW)
Density	40 dph net

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints including the WWTW, impact on Green Belt purposes and townscape and landscape.

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

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16

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

Site Assessment Conclusion	
Site unlikely to have any development potential.	

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

Location	Sawston
Site name / address	Land south of Babraham Road, Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 130 dwellings with public open space
Site area (hectares)	4.63 hectares
Site Number	258
Site description & context	Field to the east of the village bounded by hedges. Adjoins new residential development to the west. Adjoins sites 076 and 178.
Current or last use of the site	Field in arable use.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p>

	<ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development of the site would have an adverse impact on Green Belt purposes and functions. It would reduce the separation between Sawston and Babraham from 1,800 metres to 1,500 metres, and have a detrimental impact upon the setting, scale and character of Sawston by increasing the footprint of the village out into the open rural countryside, by the loss of the wide views down into the village from the east, and by causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	<p>Arable field to the east of the village, bounded by hedges to the east and north and residential to the west. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - A Bronze Age barrow is known to the south east and enclosures of probable late prehistoric or Roman date are known to the south west. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife	<ul style="list-style-type: none"> • Public Rights of Way. PROW crosses south west corner of the site, extending from site 178.

designations and considerations?	<ul style="list-style-type: none"> • Presence of protected species? – Site of limited biodiversity interest. Greatest impact likely to be from the general loss of farmland habitat. Boundary hedgerows could be reinforced. • Agricultural land of high grade (i.e. Agricultural Land Classification) - Grade 2
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Utility services – sewers cross the site
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edge to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a well defined but harsh edge with a housing estate visible on the village edge. Abrupt urban edge to the village.</p> <p>Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east.</p>
Can any issues be mitigated?	<p>Yes. It should be possible to mitigate any impacts through careful design. Boundary hedgerows could be reinforced. Potential exists for development to have a positive impact upon the landscape setting of Sawston through the provision of a soft green edge to the east.</p>

Infrastructure	
Highways access?	<p>A junction located on to Babraham Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of

	<p>the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 130 dwellings could generate a need for early years places, 46 primary school places and 33 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	Public open space to be provided as part of the development.
Can issues be mitigated?	Yes. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity

Developable area	3.47 ha
Site capacity	139 dwellings
Density	40 dph net

Potential Suitability

Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints. Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. The site could also provide access from Babraham Road to site 178 to the south. 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.
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Availability

Is the land in single ownership?	No
Site ownership status?	The site is owned by 2 local charities.
Legal constraints?	For the whole site to be developed the two would need to have a legal agreement in place, the principal of this has been agreed subject to the potential of the land being recognised in planning terms.
Is there market interest in the site?	The site has not been marketed, no developer interest
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately. • The site could become available 2011-16

Achievability

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

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

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.