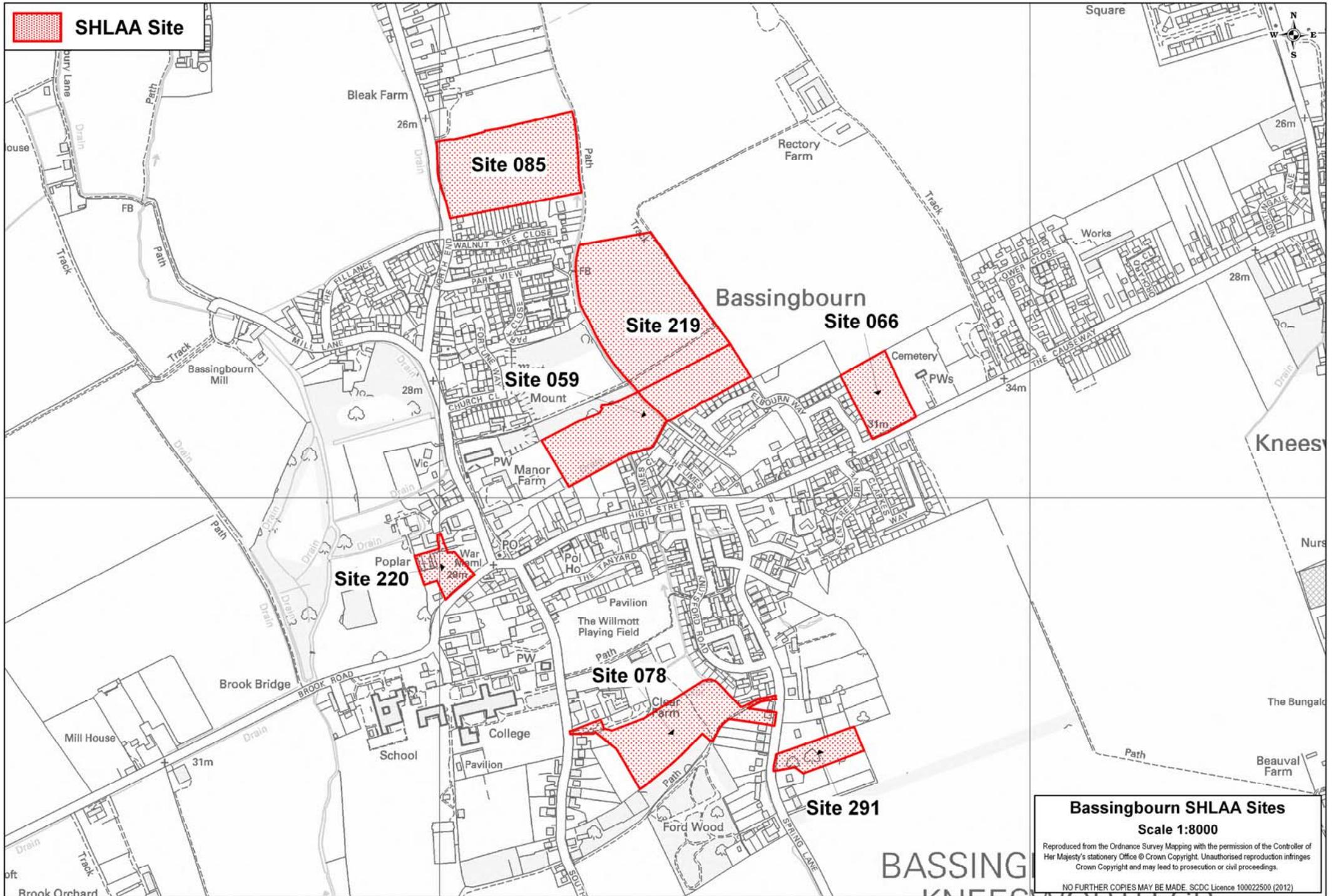


 SHLAA Site



Bassingbourn SHLAA Sites
Scale 1:8000

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

Location	Bassingbourn
Site name / address	North End & Elbourn Way, Bassingbourn
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)	2.80
Site Number	059
Site description & context	<p>The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the west and south. The site borders agricultural fields to the north and east, and also a small wooded area to the north. A drain runs through the centre of the site in a north-south direction.</p> <p>The site is two agricultural fields bordered by mature trees and hedges along the western, southern and part of the northern boundaries. The site includes a balancing pond associated with the adjoining residential development.</p> <p>The eastern half of the site is also included as part of site 219.</p>
Current or last use of the site	The site is in agricultural use and also includes a balancing pond.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The eastern half of the site forms part of a site that was proposed for residential development through the Local Development Framework (Objection Site 9, June 2006). The Council rejected the site as its development would have a detrimental effect on the character of the village by expanding the built area into the open countryside.</p> <p>The western half of the site was proposed for residential development</p>

	<p>through the Local Development Framework (Objection Site 11, June 2006). The Council rejected the site as its development:</p> <ul style="list-style-type: none"> • would be contrary to the requirements of PPS 25 due to its location within high and medium risk flood zones; • would have a detrimental impact on the character of the Conservation Area and settings of the listed buildings at Manor Farm; and • would have a significant impact on the distinctly rural character of this area of the village. <p>The Inspector examining the Local Plan 2004 concluded that the western half of this site has an intimate and attractive character which is a valuable feature of the immediate rural surroundings of Bassingbourn and makes a strong contribution to the Conservation Area. The Inspector also concluded that the eastern half of this site is in an area of countryside that forms part of a large scale landscape where development would be intrusive.</p> <p>The western half of this site was included as part an allocation for residential development in the Deposit Local Plan 1989. The Inspector examining the Local Plan 1993 concluded that it is essential that growth should not be permitted in Limited Rural Growth Settlements to such an extent that they would not be distinguishable from Rural Growth Settlements, and therefore recommended that the allocation for residential development including this site be omitted from the Local Plan. The Inspector noted that the allocation is very close to the church, that there are possible archaeological constraints within the site, and that satisfactory access could only be obtained through an adjacent allocation (that he also recommended should be omitted from the Local Plan) and across the corner of a nearby field. The Council accepted the Inspectors recommendation.</p> <p>S/0854/78 (residential development) – the planning application was dismissed on appeal in August 1979. The Inspector concluded that in principle residential development of this site would constitute an acceptable rounding off of development in this part of the village due to its situation close to the village centre and already being bounded on three sides by residential development. However the appeal was dismissed as the Inspector concluded that due to the Bassingbourn sewage treatment works and pumping station already being overloaded, the appeal proposal must be regarded as premature as although extensions to both are proposed there is uncertainty over the timescales for their completion.</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"> • Flood Zone – the site includes small areas of Flood Zones 2, 3a and 3b along parts of the northern and southern boundaries, and also running north-south across the centre of the site. • Listed Buildings – the site is approximately 85 metres east of the Grade I listed Church of St Peter and St Paul, approximately 80 metres east of the Grade II listed Manor Farm house, barn, garden house, and stables, approximately 70 metres south east of the Grade II listed Church Farm House, approximately 50 metres north of the Grade II listed dwellings and attached bakery and granary at 35 & 37 High Street, and approximately 135 metres north east of the Grade II listed Turnstile Cottage (North End).
Tier 1 conclusion:	The site consists of agricultural fields and a balancing pond located on the eastern edge of Bassingbourn. The site adjoins existing residential development to the west and south, agricultural fields to the north and east, and also a small wooded area to the north. A drain runs through the centre of the site in a north-south direction and therefore a small area of the site is at risk of flooding. The site is close to a number of Grade I and II listed buildings.
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 western half of the site is within the Bassingbourn Conservation Area and the remainder of the site is adjacent to the Bassingbourn Conservation Area. Development of this site is likely to have a major adverse effect on the Conservation Area and its setting due to the loss of significant open space within the Conservation Area which acts as a green rural backdrop to the farmsteads and the High Street and North End. • Listed Buildings – the site is approximately 85 metres east of the Grade I listed Church of St Peter and St Paul, approximately 80 metres east of the Grade II listed Manor Farm house, barn, garden house, and stables, approximately 70 metres south east of the Grade II listed Church Farm House, approximately 50 metres north of the Grade II listed dwellings and attached bakery and granary at 35 & 37 High Street, and approximately 135 metres north east of the Grade II listed Turnstile Cottage (North End). Development of this site is likely to have a major adverse effect on the settings of the listed buildings due to the loss of

	<p>significant open space, the green rural backdrop and a functional link with rural land.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site – the site is located in the historic core of the village to the east of the medieval parish church of St Peter and St Paul. Archaeological investigations to the south revealed further evidence for medieval activity. 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"> • Public Rights of Way – a public footpath runs across the centre of the site in a north-south direction, providing a link to the High Street. • Biodiversity features (chalklands) - these support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnets, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site is military land and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance. • Flooding and drainage issues – the promoter has indicated that the site includes surface water drainage ponds and that these ponds could be relocated to land adjoining land. • 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 Bassingbourn as being set within a chalkland landscape of large arable fields. The eastern edge of the village is characterised by trees, hedgerows, woodland and small enclosed fields that provide separation between the housing and open arable fields and also provide a rural setting for the church and historic core. The Study also identifies the low density open character of the village and the inclusion of open spaces within the village as key attributes that</p>

	<p>would be threatened by further development within the village.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural and green setting for the listed buildings, conservation area and historic core of the village, and would also change the rural character of this wooded and enclosed area of the village. The proposed development would be contrary to the pattern of single depth development in the historic core of this part of village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impact on the townscape and landscape, and the settings of the listed buildings and the Conservation Area.

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> <p>The promoter has indicated that access could be obtained from Elbourn Way or The Limes.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn.

	<ul style="list-style-type: none"> 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>Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site could generate a need for early years places, primary school places and 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 Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	The promoter has indicated that there is an agreement in place with George Wimpey Homes to move the existing lagoon onto adjoining land.
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 2.10 ha)

Site capacity	None (if unconstrained 63 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?	The site is owned by multiple landowners.
Legal constraints?	The promoter has indicated that there is a ransom strip from Elbourn Way onto the site.
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 promoter has not indicated when the first dwellings could be completed on site.
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, however access to the site will need to be agreed as a priority.
Could issues identified be overcome?	The promoter has indicated that the issue of access to the site could be overcome by an agreement to access the site from Elbourn Way and The Limes.
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</p>

	<p>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	Bassingbourn
Site name / address	Land off the Causeway, Bassingbourn
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)	1.03
Site Number	066
Site description & context	<p>The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the west and south, Bassingbourn cemetery to the east, and open countryside to the north.</p> <p>The site is a rectangular agricultural field, bordered by trees and hedges and is visible from The Causeway through gaps in the hedge.</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 Inspector examining the Local Plan 2004 concluded that this site forms a significant part of the generally open gap of about 250 metres between the development frameworks of Bassingbourn and Kneesworth and therefore makes an important contribution to the separate physical identities of the two settlements.</p> <p>S/0727/84 (6 dwellings) – the planning application was dismissed on appeal in February 1985. The Inspector concluded that the site forms part of an open area with a pleasing rural character, which clearly defines and separates the built up areas of Bassingbourn and Kneesworth, and loss of a significant proportion of this open land would be seriously detrimental to the rural character and appearance of the area.</p>

	S/0360/72 (residential development) – the planning application was dismissed on appeal in October 1973. The Inspector concluded that development of the appeal site would stand out prominently to the detriment of the rural area and that the proposed development would be a step towards closing the gap between the two villages.
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"> Listed Buildings – the site is approximately 30 metres west of the Grade II listed chapels at Bassingbourn cemetery.
Tier 1 conclusion:	The site is a rectangular agricultural field located on the eastern edge of Bassingbourn and adjoins existing residential development to the west and south, Bassingbourn cemetery to the east, and open countryside to the north. The Grade II listed chapels at Bassingbourn cemetery are approximately 30 metres east 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"> Listed Buildings - the site is approximately 30 metres from the Grade II listed chapels at Bassingbourn cemetery. Development of this site is likely to have a major adverse effect on the settings of the listed buildings at the cemetery, and other listed buildings along The Causeway and the eastern end of the high street, due to the loss of openness and the rural backdrop. Non-statutory archaeological site – the site is located to the east of the historic village core. Archaeological investigations to the south have revealed evidence for prehistoric activity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife	<ul style="list-style-type: none"> Tree Preservation Orders – there is an oak tree with a Tree Preservation Order in private ownership along the western

<p>designations and considerations?</p>	<p>boundary of the site. The boundaries of this site appear to be heavily treed and need to be accommodated.</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. • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site is directly adjacent to military land and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. The Causeway is described as having a predominantly linear character, with the majority of the housing set back from the road, creating a bleak open character that is reinforced by the exposed southern boundary which provides long distance views over arable fields. Bassingbourn Cemetery and the fields either side are described as enclosed. The gardens of new residential development on Elbourn Way form a distinct edge to the village of Bassingbourn.</p> <p>The site is located in an area of enclosed fields that creates a separation between the villages of Bassingbourn and Kneesworth.</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 a reduction of the green separation between the villages of Bassingbourn and Kneesworth, would change the open character of this area, and would affect the settings of listed buildings, the village and the conservation area.</p>
<p>Can any issues be mitigated?</p>	<p>No – it is not possible to mitigate the impacts on the townscape and landscape, and the settings of the listed buildings.</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 The Causeway 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 Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.

	<p>The development of this site for 30 dwellings could generate a need for early years places, a maximum of 11 primary school places and 8 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 Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

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

Capacity	
Developable area	None (if unconstrained 0.93 ha)
Site capacity	None (if unconstrained 28 dwellings)
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by Parker Farms (Bassingbourn) Ltd.
Legal constraints?	There are no known legal constraints.
Is there market interest in the	The site has not been marketed; however there has been interest in the site from a developer.

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	Bassingbourn
Site name / address	Land between South End & Spring Lane, Bassingbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Residential development. Adjoining land to the north is anticipated to come forward as a recreation ground provided by the Parish Council, and may need to include some land within this site.
Site area (hectares)	2.12
Site Number	078
Site description & context	<p>The site is located on the southern edge of Bassingbourn and adjoins residential development to the north, west and east and Ford Wood to the south. The site also borders agricultural land and the Willmott Playing Field to the north.</p> <p>The site consists of an agricultural field and the house and garden at 60 Spring Lane, and includes a spring in the north-east corner. A footpath runs along part of the southern boundary of the site.</p>
Current or last use of the site	The site is currently in residential and agricultural use.
Is the site Previously Developed Land?	Partly.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The Inspector examining the Local Plan 1993 concluded that the land at Clear Farm is wholly open in character, and development of this land would be harmful to the character and appearance of this part of the village.</p> <p>S/0439/10 (change of use to recreational land for the provision of junior football pitch, fencing and area for earth cycle ramps) – planning permission was granted in January 2012. This planning permission is for land adjoining the site.</p>

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?	<ul style="list-style-type: none"> • Flood Zone – the site includes a small area within Flood Zones 2, 3a and 3b within the eastern section of the site. • Listed Buildings – the site is approximately 80 metres north west of the Grade II listed dwelling at 68 Spring Lane, approximately 90 metres south of the Grade II listed United Reformed Church (now converted to residential use), approximately 75 metres east of the Grade II listed dwelling at 43 & 45 South End, approximately 120 metres east of the Grade II listed dwelling at 53 South End, approximately 30 metres from the Grade II listed barns, coach house, bake house, maltings and dovecote at Clear Farm (now converted to residential use) and approximately 50 metres from the Grade II listed dwelling at 29 South End.
Tier 1 conclusion:	The site consists of an agricultural field and house and garden located on the southern edge of Bassingbourn. The site adjoins residential development to the north, west and east, Ford Wood to the south and The Willmott Playing Field to the north. A small area of the site is at risk of flooding and the site is close to a number of Grade II listed buildings.
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 – a small area of the site is within the Bassingbourn Conservation Area and the remainder of the site is adjacent to the Conservation Area. • Listed Buildings – the site is approximately 80 metres north west of the Grade II listed dwelling at 68 Spring Lane, approximately 90 metres south of the Grade II listed United Reformed Church (now converted to residential use), approximately 75 metres east of the Grade II listed dwelling at 43 & 45 South End, approximately 120 metres east of the Grade II listed dwelling at 53 South End, approximately 30 metres from the Grade II listed barns, coach house, bake house, maltings and dovecote at Clear Farm (now converted to residential use) and approximately 50 metres from the Grade II listed dwelling at 29 South End. • Non-statutory archaeological site – the site is located on the

	<p>southern side of the historic village core, in an area likely to have been developed in the early post medieval period. Archaeological investigations to the west have revealed evidence for Iron Age and Saxon activity. Further information would be necessary in advance of any planning application for this site.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – a public footpath runs from Spring Lane into the site, before splitting into two to provide links to the Willmott Playing Field and South End. • 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 grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – there is an area of land at the west side of this site known to be contaminated with asbestos which would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. The southern routes into the village along Spring Lane and South End are characterised by linear residential development that provides a soft edge to the village. Between these two roads are enclosed fields and mature hedgerows that provide a well wooded rural edge to the village and emphasise its rural character. The Study also identifies the low density open character of the village and the inclusion of open spaces within the village as key attributes that would be threatened by further development within the village.</p> <p>Development of this site would have some adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village, and would also change the rural character</p>

	of this area of the village.
Can any issues be mitigated?	In part – it should be possible to mitigate the impacts on the townscape and landscape, and settings of the listed buildings and 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>A junction located on Spring Lane in place of number 60 would be acceptable to the Highway Authority, subject to acceptable visibility splays being provided.</p> <p>The promoter has indicated that there are presently two ways into the site and that 60 Spring Lane was acquired to form one of the potential access points. The promoter has also indicated that there may also be an opportunity for an additional access subject to availability and agreement of terms over land in South Cambridgeshire District Council's ownership.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any

	mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for could generate a need for early years places, primary school places and 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 Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	1.59 ha
Site capacity	48 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?	The site is owned by Cambridgeshire County Council.
Legal constraints?	The promoter has indicated that there may be legal constraints to overcome in securing suitable access to the site.
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, and that the site is within a high value part of the county and therefore there are unlikely to be viability issues.
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</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 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	Bassingbourn
Site name / address	Next to Walnut Tree Close, North End, Bassingbourn
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)	3.14
Site Number	085
Site description & context	<p>The site is located on the northern edge of Bassingbourn and adjoins residential development to the south and open countryside to the east and west. The site adjoins a smallholding to the north, which includes areas of woodland, orchards, vineyards and vegetable fields.</p> <p>The site is a rectangular agricultural field bordered by trees and hedges, and is visible from North End. Drains run along the western and eastern boundary.</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 Inspector examining the Local Plan 2004 concluded that this land together with land on the opposite side of the road forms an area of strong countryside character clearly separating Bassingbourn from the substantial cluster of houses at North End.</p> <p>S/0457/89 (8 houses) – planning permission was refused in May 1989 as the site was located outside the development framework.</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"> Flood Zone – approximately a quarter of the site along the western and eastern boundaries is within Flood Zones 2, 3a and 3b.
Tier 1 conclusion:	The site is a rectangular field located on the northern edge of Bassingbourn that adjoins residential development to the south, open countryside to the east and west, and a smallholding to the north. Drains run along the western and eastern boundary, and therefore approximately a quarter of the site is at risk of flooding.
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 north of the historic village core. Finds of Roman and Saxon date are known 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"> Public Rights of Way – there is a public footpath that runs along the eastern edge of the site and continues into the village. 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 grade 2 agricultural land.

Physical considerations?	<ul style="list-style-type: none"> • Land contamination – the site is adjacent to military land and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance. Small wind turbine to north at Bleak Farm may require a noise impact assessment. • Utility services (e.g. pylons) – the promoter has indicated that a pipe line runs through the site and that this cannot be built on and must have a 3 metre buffer either side.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. The North End approach to the village provides wide views of the village edge across flat arable fields and views from the village to the attractive older buildings at the junction of North End, Guise Lane and Fen Road. The long rear gardens of Walnut Tree Close form a fairly soft but well defined boundary to the village edge.</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 views across the open fields, which are considered as key attribute, and would also change the well defined village edge provided by the gardens of Walnut Tree Close.</p>
Can any issues be mitigated?	In part – it should be possible to partly mitigate the impact on landscape and townscape 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 to North End 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

	<p>impact on the existing electricity network.</p> <ul style="list-style-type: none"> • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 30-40 dwellings could generate a need for early years places, a maximum of 14 primary school places and 10 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 Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be	In part – through improvements and upgrades to schools and major

mitigated?	utilities.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	1.77 ha
Site capacity	53 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.
Site ownership status?	The site is owned by multiple landowners, that are all part of D&M Sharp Farming 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 in the site from a developer.
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 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	Bassingbourn
Site name / address	Land north of Elbourn Way, Bassingbourn
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 with public open space
Site area (hectares)	5.31
Site Number	219
Site description & context	<p>The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the south and north west. The site borders agricultural fields to the west and east, and also small wooded areas to the west. A drain runs along the western boundary of the site.</p> <p>The site is an agricultural field bordered by mature trees and hedges along the western and southern boundary. The south-west corner of the site includes a balancing pond associated with the adjoining residential development.</p> <p>The southern section of the site is also included as part of site 059.</p>
Current or last use of the site	The site is in agricultural use and also includes a balancing pond.
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 through the Local Development Framework (Objection Site 9, June 2006). The Council rejected the site as its development would have a detrimental effect on the character of the village by expanding the built area into the open countryside.</p> <p>The Inspector examining the Local Plan 2004 concluded that the</p>

	eastern half of this site is in an area of countryside that forms part of a large scale landscape where development would be intrusive.
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 – the site includes very small areas of Flood Zones 2 and 3a along the western boundary of the site. Listed Buildings – the site is approximately 265 metres east of the Grade I listed Church of St Peter and St Paul, approximately 260 metres north east of the Grade II listed Manor Farm house, barn, garden house, and stables, approximately 230 metres east of the Grade II listed Church Farm House, and approximately 330 metres north east of the Grade II listed Turnstile Cottage (North End).
Tier 1 conclusion:	The site is an agricultural field and balancing pond located on the eastern edge of Bassingbourn. The site adjoins existing residential development to the south and north west, agricultural fields to the west and east, and small wooded areas to the west. A drain runs along the western boundary of the site and therefore very small areas of the site are at risk of flooding. The site is close to a number of Grade I and II listed buildings.
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 Bassingbourn Conservation Area. Development of this site is likely to have an adverse effect on the setting of the Conservation Area due to the loss of a green rural backdrop to North End and the farmsteads within the Conservation Area. Listed Buildings – the site is approximately 265 metres east of the Grade I listed Church of St Peter and St Paul, approximately 260 metres north east of the Grade II listed Manor Farm house, barn, garden house, and stables, approximately 230 metres east of the Grade II listed Church Farm House, and approximately 330 metres north east of the Grade II listed Turnstile Cottage (North End). Development of this site is likely to have a major adverse effect on the settings of the listed buildings due to the loss of significant open space, the green rural backdrop and the

	<p>functional link with countryside beyond.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site – the site is located in the historic core of the village, to the east of the medieval parish church of St Peter and St Paul. Earthwork remnants of a moat. Archaeological investigations to the west revealed evidence of Saxon and medieval activity. We would <u>object</u> to the development of this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – a public footpath runs along the western boundary of the site and provides a link to North End and the High Street. • 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 grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – the site is military land and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance. • Flooding and drainage issues – the promoter has indicated that the site includes surface water drainage ponds created as part of the development off The Causeway and that these ponds could be relocated to land further north. • 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 Bassingbourn as being set within a chalkland landscape of large arable fields. The eastern edge of the village is characterised by trees, hedgerows, woodland and small enclosed fields that provide separation between the housing and open arable fields and also provide a rural setting for the church and historic core. The Study also identifies the low density open character of the village and the inclusion of open spaces within the village as key attributes that</p>

	<p>would be threatened by further development within the village.</p> <p>Development of this site would have an adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and form part of the rural setting for the listed buildings and conservation area. The proposed development would be contrary to the pattern of single depth development in the historic core of the village.</p>
Can any issues be mitigated?	<p>In part – it should be possible to partly mitigate the impact on the townscape and landscape, and the settings of the listed buildings and Conservation Area, through careful design and through the development of only the northern section of the site. Development of only this section of the site would ensure that a green and rural setting is retained around the historic core of the village and that the rural character is retained.</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>The promoter has indicated that access to the site could be obtained from Elbourn Way. The Highways Authority has stated that the proposed access 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 Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn.

	<ul style="list-style-type: none"> 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 provided.
School capacity?	<p>Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the 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 Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. Suitable access to the revised site would need to be agreed with the Highways Authority.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	1.36 ha (site reduced to include only the northern part of the site adjacent to the existing dwellings on Park View and Park Close, gross site area of 1.51 ha)

Site capacity	41 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.
Site ownership status?	The site is owned by multiple landowners.
Legal constraints?	There is a ransom strip at the end of Elbourn Way.
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</p>

	<p>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 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	Bassingbourn
Site name / address	Land south of Poplar Farm Close & north of Brook Road, Bassingbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	10-12 dwellings
Site area (hectares)	0.51
Site Number	220
Site description & context	<p>The site is located on the western edge of Bassingbourn and adjoins residential development to the north, south and east, and parkland consisting of grassy pasture with clusters of trees to the west. The site borders 8 Brook Road to the west.</p> <p>The site comprises of a mixture of garden, paddocks, former orchard and agricultural buildings. The site is largely screened from Brook Road and the adjoining residential development by mature hedges and trees.</p>
Current or last use of the site	The site is currently a mixture of garden, paddocks, former orchard and agricultural buildings.
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 through the Local Development Framework (Objection Site 8, June 2006). The Council rejected the site as its development:</p> <ul style="list-style-type: none"> • would be contrary to its designation as part of an Important Countryside Frontage; • would be contrary to the requirements of PPS 25 due to its location within Flood Zone 3; • could have a detrimental impact on the character of the Conservation Area; and • would intrude into the open countryside and rural character of the

	<p>area.</p> <p>The Inspector examining the Local Plan 2004 concluded that this site contributes to the character of the Conservation Area by bringing undeveloped land close to the heart of the village and providing a connecting link with the attractive parkland landscape opposite the village college.</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"> Listed Buildings – the site is approximately 30 metres west of the Grade II listed Poplar Farm House and approximately 20 metres north west of the Grade II listed dwelling at 1 Brook Road, part of which has been changed to a dental surgery.
Tier 1 conclusion:	The site comprises of a mixture of garden, paddocks, former orchard and agricultural buildings located on the western edge of Bassingbourn. The site adjoins residential development to the north, south and east, and parkland consisting of grassy pasture with clusters of trees to the west. The site is largely screened from Brook Road and the adjoining residential development by mature hedges and trees. The site is close to two Grade II listed buildings.
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 within the Bassingbourn Conservation Area. Listed Buildings – the site is approximately 30 metres west of the Grade II listed Poplar Farm House and approximately 20 metres north west of the Grade II listed dwelling at 1 Brook Road, part of which has been changed to a dental surgery. Non-statutory archaeological site – the site is located in the historic core of the village to the south of the medieval parish church of St Peter and St Paul. 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 – trees with Tree Preservation Orders are present on the boundary of the site and should be retained using current best practice and guidance unless detailed tree surveys prove otherwise. • Important Countryside Frontage – the site forms part of an ICF between 8 Brook Road and 1 North End. • 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 grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – the site appears to be agricultural use and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Noise from Brook 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 Bassingbourn as being set within a chalkland landscape of large arable fields. Brook Road and the southern section of North End form the western part of the historic core of Bassingbourn and border substantial woodland and grassland areas that create an enclosed edge to the village. The Brook Road approach to Bassingbourn is characterised by mature trees and views of the church spire.</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 loss of mature trees and enclosed areas of grassland along the western edge of the village which are considered key attributes, and would also change the townscape of the historic core which contains a number of buildings of interest.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the townscape and landscape. The site forms 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 to Brook Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>The promoter has indicated that access to the site will be via Poplar Farm Close.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking

	<p>account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 10-12 dwellings could generate a need for early years places, a maximum of 4 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 would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 0.38 ha)
Site capacity	None (if unconstrained 11 dwellings)
Density	30 dph

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

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

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>

Site Assessment Conclusion

Site with no development potential.

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

Location	Bassingbourn
Site name / address	Land opposite 68 Spring Lane, Bassingbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	10-12 dwellings
Site area (hectares)	0.61
Site Number	291
Site description & context	<p>The site is located on the southern edge of Bassingbourn and adjoins existing low-density residential development to the north, south and west. The site borders open countryside to the east.</p> <p>The site is heavily wooded, although the promoter has indicated that the site is a redundant rhubarb field.</p>
Current or last use of the site	Heavily wooded.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>Three planning applications for residential development were refused in the 1970s as the Bassingbourn Sewage Treatment Works was already operating above design capacity and additional development would have caused a deterioration of effluent quality.</p> <p>S/0723/00 (2 dwellings) – planning permission was granted in May 2000, but has not been implemented. S/1192/03 (2 dwellings),</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"> Listed Buildings – the site is adjacent to a Grade II listed dwelling at 68 Spring Lane.
Tier 1 conclusion:	The site is heavily wooded and located on the southern edge of Bassingbourn. It adjoins existing residential development to the north, south and west and borders open countryside to the east. The site is adjacent to a Grade II listed dwelling at 68 Spring Lane.
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 adjacent to a Grade II listed dwelling at 68 Spring Lane. Non-statutory archaeological site – the site is located on the south-eastern side of the historic village core. A track way of probable medieval date is known to the east. Archaeological works could be secured by condition of planning permission.
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 grade 2 agricultural land.
Physical	<ul style="list-style-type: none"> Air quality issues – this location is not in an area of poor air

considerations?	<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 – no obvious noise related issues, therefore no objection in principle.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. Spring Lane is characterised by linear residential development that provides a soft edge to the village. The Study also identifies the low density open character of the village as a key attribute that would be threatened by further development within the village.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and introduce development behind the linear development fronting onto Spring Lane and so would change the rural character of this area of the village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the townscape and landscape.

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>This site is in principle acceptable to the Highway Authority.</p>
Utility services?	<ul style="list-style-type: none"> Electricity – development of this site will have no significant impact on the existing electricity network. Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir,

	<p>tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 10-12 dwellings could generate a need for early years places, a maximum of 4 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 would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable	None (0.41 ha if unconstrained)

area	
Site capacity	None (if unconstrained 12 dwellings)
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by a single landowner.
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 in the site from a developer.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

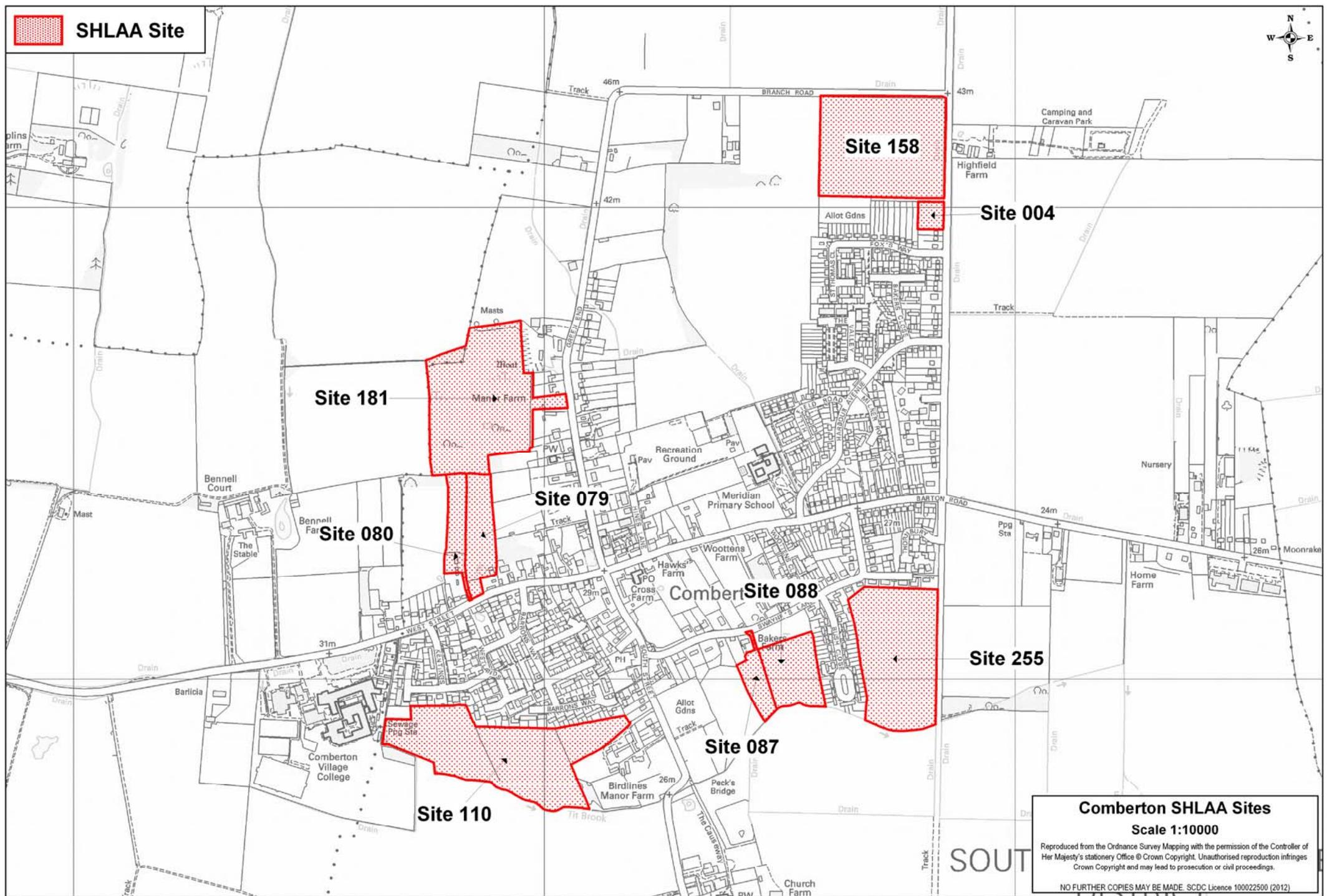
Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect 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?	Viability Category 1 Most viable sites This viability assessment is provided independent of any policy or

	<p>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



Comberton SHLAA Sites

Scale 1:10000

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

Location	Group Village
Site name / address	Land adjacent to north of 69 Long Road, Comberton, CB23 7DG
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 10 houses
Site area (hectares)	0.32
Site Number	004
Site description & context	Amenity land used as an extension to the garden of 69 Long Road. Hedges to boundaries some trees on site. To the north of the village and almost adjacent to site 158.
Current or last use of the site	Extension to garden of 69 Long Road
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC- None relevant
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

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

	<p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so 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>Amenity land used as an extension to the garden of 69 Long Road. Hedges to boundaries some trees on site. To the north of the village and almost adjacent to site 158. 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>Not subject to strategic considerations which may make the site unsuitable for development.</p>
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 of enclosures to the north indicate the location of settlement of probable late prehistoric date. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Presence of protected species - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have some adverse effect on the landscape setting of Comberton but this is capable of mitigation given the small size of the site and its robust landscaping.</p>
Can any issues be mitigated?	Yes

Infrastructure	
Highways access?	A junction located on Long Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> Electricity - No significant impact on existing network

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

mitigated?	landscape setting of Comberton but this is capable of mitigation given the small size of the site and its robust landscaping. 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, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	0.32 ha
Site capacity	10 dwellings
Density	30 dph net

Potential Suitability	
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.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner. No known constraints.
Legal constraints?	None known.
Is there market interest in the site?	Yes.
When would the site be available for	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites Questionnaire.

development?	
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Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> No information provided on delivery and phasing.
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 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	Group Village
Site name / address	40 - 48 West Street, Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	27-30 residential houses
Site area (hectares)	1.42
Site Number	079
Site description & context	Field bounded by hedges with trees to the north of houses fronting onto West Street adjoining fields to the west, north and east. Pond on the southern part of the site. Street frontage to West Street is wooded. Adjoins sites 080 and 181.
Current or last use of the site	Field
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 1957 C/0188/57. Planning permission granted for erection of houses or bungalows on small part of the site fronting West Street.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

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

	<p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions through the loss of enclosed farmland close to the village so causing a loss of rural character.</p>
<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<p>None</p>
<p>Tier 1 conclusion:</p>	<p>Field bounded by hedges with trees to the north of houses fronting onto West Street adjoining fields to the west, north and east. Pond on the southern part of the site. Street frontage to West Street is wooded. Adjoins sites 080 and 181. The great majority of 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>Not subject to strategic considerations which may make the site unsuitable 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 – Access point to West Street is included within the Conservation Area. Adverse effect on character of CA due to introduction of backland development and possible loss of mature hedge and trees prominent in the streetscape, approach to core of the village and CA, and in settings of listed buildings. • Listed Buildings – The site is within 20 metres of 40 West Street which is listed Grade II. Major adverse effect on settings of LBs at 38, 40 and 54 West Street (Grade II) and Manor House on Green End (Grade II) due to possible loss of mature hedge and trees prominent in the streetscape and the loss of openness and rural character of backdrops and skylines. Impact could be partly mitigated by retention of hedgerows and trees. • Non-statutory archaeological site - The site is located on the western side of the historic village core. 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"> • Presence of protected species - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2
Physical considerations?	None
Townscape and landscape impact?	The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the

	<p>settlement which is a particular characteristic.</p> <p>Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting and townscape of Comberton.</p>
Can any issues be mitigated?	In Part. Impact on Listed Building settings could be partly mitigated by retention of hedgerows and trees.

Infrastructure	
Highways access?	A junction located on West Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.

	<p>The development of this site for 30 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, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand.</p> <p>The Appletrees Dental Practice, 3 West Street, Comberton</p>
Any other issues?	None
Can issues be mitigated?	<p>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. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.96 ha is unconstrained).
Site capacity	29 dwellings
Density	30 dph net

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?	Landowner. No known ownership constraints.
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed, there is developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites Questionnaire

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p>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</p>

	<p>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	Group Village
Site name / address	50 - 54 West Street, Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential houses
Site area (hectares)	0.89
Site Number	080
Site description & context	Field with outbuildings, hedges and trees to the north of houses on West Street. Bounded by fields to the west, north and east. Adjoins sites 181 and 079.
Current or last use of the site	Field
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – None relevant
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>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions through the loss of enclosed farmland close to the village so 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>Field bounded by hedges with trees to the north of houses fronting onto West Street adjoining fields to the west, north and east. Pond on the southern part of the site. Street frontage to West Street is wooded. Adjoins sites 079 and 181. The great majority of 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>Not subject to strategic considerations which may make the site unsuitable for development.</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 – Front of site to West Street is included within the Conservation Area • Listed Buildings – 54 West Street is Grade II. Detrimental impact to setting. • Non-statutory archaeological site - The site is located on the western side of the historic village core. 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"> • Presence of protected species - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting and townscape of Comberton.</p>
Can any issues be mitigated?	No

Infrastructure

Highways access?	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. The Highway Authority believes that this site could be fed from the access to site number 079
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site for 12 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, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities	Comberton Surgery, 58 Green End, Comberton with no physical

capacity?	capacity to expand. The Appletrees Dental Practice, 3 West Street, Comberton
Any other issues?	None
Can issues be mitigated?	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. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.6 ha if unconstrained).
Site capacity	18 dwellings
Density	30 dph net

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?	Landowner, no known ownership constraints
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed and but there interest in the site from a developer.
When would the	<ul style="list-style-type: none"> • The site is available immediately.

site be available for development?	<ul style="list-style-type: none"> The assessment is based on the Call for Sites Questionnaire.
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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	Group Village
Site name / address	Land to the rear of 42 Swaynes Lane, Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential housing
Site area (hectares)	0.66
Site Number	087
Site description & context	Field bounded by hedges with trees to the south east of the village adjoining residential to the north. Site 088 to the east.
Current or last use of the site	Meadowland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 1960 and 1972. Planning permission for residential refused for various reasons including land liable to flood, lack of mains drainage and for being premature re planned growth of the village (C/0731/72/O and RO/0218/60) Policy – 1992 Local Plan Inspectors Report rejected the site for residential because of pronounced adverse effect on surrounding landscape.
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 would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character 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:	<p>Field bounded by hedges with trees to the south east of the village adjoining residential to the north. 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>Not subject to strategic considerations, which may make the site unsuitable for development.</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 – The site adjoins the Comberton Conservation Area Major adverse effect due to depth of development, loss of rural backdrop and skyline, the loss of separation between modern development and historic settlement in views towards the CA, and the potential intensification of hard surfacing and traffic along Swaynes Lane. Major adverse effect on Comberton St Marys CA and setting of Church group including Church (Grade I) due to the loss of rural context and separation between the two settlements and CAs, the obscuring of historic buildings (especially along Swaynes Lane) from the Church and to the loss of separation between modern development and historic settlement in views from the Church. • Listed Buildings (other) - Major adverse effect on settings of Listed Buildings at Swaynes Lane due to loss of rural character of backdrops and skylines, the loss of separation from modern development in long views, and the potential intensification of traffic along Swaynes Lane. • Non-statutory archaeological site - The site is located on the western side of the historic village core. 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"> • Important Countryside Frontage – land to the north of site 088 fronting Swaynes Lane is protected as an Important Countryside Frontage where land with a strong rural character penetrates the village, and which also provides an important rural break between two parts of Comberton. The development of site 087 would compromise these purposes by constraining views to the west from the frontage. • Presence of protected species - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2

Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape setting and townscape of Comberton.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	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.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site for 25 dwellings could generate a need for early years places and a maximum of 9 primary school places and 6 secondary places.</p> <p>After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand.</p> <p>The Appletrees Dental Practice, 3 West Street, Comberton</p>
Any other issues?	None
Can issues be mitigated?	In Part. 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, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.45 ha if unconstrained)
Site capacity	13 dwellings
Density	30 dph net

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?	Two landowners, no known ownership constraints
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed but there is developer interest
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites Questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified

Economic viability?	<p>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	Group Village
Site name / address	Land south and east of 42 Swaynes Lane, Comberton
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)	2.24
Site Number	088
Site description & context	Field bounded by hedges with trees to the south east of the village adjoining residential to the east. Site 087 to the west.
Current or last use of the site	Meadowland cut for silage
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 1960 and 1972. Planning permission for residential refused for various reasons including land liable to flood, lack of mains drainage and for being premature re planned growth of the village (C/0731/72/O and RO/0218/60) Policy – 1992 Local Plan Inspectors Report rejected the site for residential because of pronounced adverse effect on surrounding landscape.
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 would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character 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:	<p>Field bounded by hedges with trees to the south east of the village adjoining residential to the east. Site 087 to the west. 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>Not subject to strategic considerations which may make the site unsuitable for development.</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 – The site adjoins the Comberton Conservation Area. Major adverse effect due to depth of development, loss of rural backdrop and skyline, the loss of separation between modern development and historic settlement in views towards the CA, and the potential intensification of hard surfacing and traffic along Swaynes Lane. Major adverse effect on Comberton St Marys CA and setting of Church group including Church (Grade I) due to the loss of rural context and separation between the two settlements and CAs, the obscuring of historic buildings (especially along Swaynes Lane) from the Church and to the loss of separation between modern development and historic settlement in views from the Church. • Listed Buildings (other) - Major adverse effect on settings of Listed Buildings at Swaynes Lane due to loss of rural character of backdrops and skylines, the loss of separation from modern development in long views, and the potential intensification of traffic along Swaynes Lane. • Non-statutory archaeological site - The site is located on the western side of the historic village core. 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"> • Important Countryside Frontage - land to the north of site 088 fronting Swaynes Lane is protected as an Important Countryside Frontage where land with a strong rural character penetrates the village, and which also provides an important rural break between two parts of Comberton. The development of site 088 would compromise these purposes by blocking views from the frontage and by the loss of the strong countryside character from the undeveloped part of the field fronting Swaynes Lane. • Protected Village Amenity Area – Land to the north of Swaynes Lane is a PVAA. • Presence of protected species - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any

	<p>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 grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape setting and townscape of Comberton.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	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.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage

	<p>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?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site for 60 dwellings could generate a need for early years places and a maximum of 21 primary school places and 15 secondary places.</p> <p>After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand.</p> <p>The Appletrees Dental Practice, 3 West Street, Comberton</p>
Any other issues?	None
Can issues be mitigated?	<p>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. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (1.68 ha if unconstrained)
Site capacity	50 dwellings
Density	30 dph net

Potential Suitability

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

Is the land in single ownership?	No
Site ownership status?	Two landowners, no known ownership constraints
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed but there is developer interest
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites Questionnaire.

Achievability

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

Could issues identified be overcome?	No issues identified
Economic viability?	<p>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	Group Village
Site name / address	Land to the west of Birdlines, Manor Farm, Comberton
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)	6.00
Site Number	110
Site description & context	Three arable fields bordered by hedges to the south of the village with residential to the north. Adjoins Comberton Village College to the west and farm buildings to the east with vehicular access to South Street.
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	DC – None relevant
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

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

	<p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development would have an adverse impact on upon Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village out into the open rural countryside, by the loss of the views down into the village from the south, 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>Three arable fields bordered by hedges to the south of the village with residential to the north. Adjoins Comberton Village College to the west and farm buildings to the east with vehicular access to South Street. 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>Not subject to strategic considerations which may make the site unsuitable for development.</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/ Conservation Area – Adverse effect on backdrop and open rural functional settings of listed building, farmstead and moated site at Birdline Manor (Listed Grade II 60 metres away). Adverse effect on Comberton St Marys CA and setting of Church group including Church (Listed Grade I) which is 350 metres away due to the loss of separation between modern development and historic settlement in views from the Church. A reduced site restricted to the northwest corner would mitigate these impacts. Non-statutory archaeological site - The site is located on the southern side of the historic village core. A medieval moat is known to the immediate east of the site. 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 - The TPO indicated on site is for a woodland, this is not present on the 2008 data set, however there are what appear to be significant treed boundaries and blocks of trees within the site which need to be accommodated using current best practice and guidance unless detailed tree surveys prove otherwise Presence of protected species - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land grade 2
Physical considerations?	<ul style="list-style-type: none"> Sewers crossing the site
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable</p>

	<p>fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>The site rises gently to the north from Tit Brook and is visible in places from the southern approach to the village from St Mary's Church. The enclosed field forms a zone of transition between the large arable fields to the south and the village and separate the church from Comberton, which is an unusual feature of the village.</p> <p>Development of the site would have an adverse effect on the landscape setting of Comberton.</p>
Can any issues be mitigated?	In Part. A reduced site area could mitigate impact on heritage assets.

Infrastructure	
Highways access?	The proposed site does not appear to have a direct link to the adopted public highway, access being gained to South Street using the Birdlines Manor Farm road access.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of

	<p>planned development across the village college catchment area which currently includes Cambourne.</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, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand.</p> <p>The Appletrees Dental Practice, 3 West Street, Comberton</p>
Any other issues?	None
Can issues be mitigated?	<p>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. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	3.00 ha
Site capacity	90 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?	No
Site ownership status?	Two landowners, no known ownership constraints
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed, no known developer interest
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites Questionnaire..

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p>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 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	Group Village
Site name / address	Land off Long Road (south of Branch Road), Comberton
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)	5.71
Site Number	158
Site description & context	Arable field, surrounded by hedgerows, on the northern flank of the village. Adjoins residential at Long Road. Site 004 lies to the south.
Current or last use of the site	Farmland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 1969 C/0757/68/O. Planning permission refused for residential development for reasons including that it would be out of scale and keeping with the open character of this unspoilt approach to the village.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

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

	<p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the loss of farmland 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, surrounded by hedgerows, on the northern flank of the village. Adjoins residential at Long Road. Site 004 lies to the south. The site is within the Green Belt. 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>Not subject to strategic considerations which may make the site unsuitable for development.</p>
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 of enclosures to the north indicate the location of settlement of probable late
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	prehistoric date. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Presence of protected species - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>Development of this site would extend the linear estate housing of Long Road further to the north into open countryside with a strong rural character away from the village centre. Development would have an adverse effect on the landscape setting of Comberton.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	A junction located on Branch or Long Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone,

	<p>less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site for 120 dwellings could generate a need for early years places and a maximum of 42 primary school places and 30 secondary places.</p> <p>After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand.</p> <p>The Appletrees Dental Practice, 3 West Street, Comberton</p>
Any other issues?	None
Can issues be mitigated?	In Part. 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, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	4.28ha
Site capacity	128
Density	30dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is potentially capable of providing residential development taking account of site factors and constraints. 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
Site ownership status?	Two landowners, no known ownership constraints
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed but there is developer interest
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately. The assessment is based on the Call for Sites questionnaire.

Achievability	
Phasing and delivery of the	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16 Phasing – 80 dwellings 2011-16, and 40 dwellings 2016-21

development	
Are there any market factors that would significantly affect deliverability?	-
Are there any cost factors that would significantly affect 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 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	Group Village
Site name / address	Land to the West of Green End, Comberton
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)	6.02
Site Number	181
Site description & context	Pastureland bounded by hedgerows with trees to the north west of the village. Adjoins residential properties fronting Green End to the east, and agricultural land elsewhere. Adjoins sites 079 and 080.
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	DC – 1987 (S/2162/87/O). Development of 8 houses on similar site refused because outside village framework and within Green Belt. Local Plan Inspectors Report 1992 – Land at Manor Farm rejected by Inspector on grounds of countryside character.
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 would have an adverse impact on upon the setting, scale and character of Comberton by increasing the footprint of the village out into the countryside and by the loss of farmland 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?	<p>None</p>
Tier 1 conclusion:	<p>Pastureland bounded by hedgerows with trees to the north west of the village. Adjoins residential properties fronting Green End to the east, and agricultural land elsewhere. Adjoins sites 079 and 080. 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>Not subject to strategic considerations which may make the site unsuitable for development.</p>
Does the site warrant further assessment?	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – Major adverse impact on backdrop and open rural functional settings of Manor and Manor Farmhouse, Listed Grade II, which are within 10 metres of the site. Non-statutory archaeological site – Former moated site adjacent. Ridge and furrow earthworks of medieval agriculture survive in this area; part of the field systems associated with the medieval village. The County Archaeological service would object to the development of this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Presence of protected species - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. The greatest impact may be upon the two field ponds found within the site which is currently surrounded by grassland and may provide habitat for great crested newts, bats and badgers. Agricultural land grade 2
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>The development of this site would develop part of the enclosed fields and paddocks forming a soft edge to the village in this location, it would also bring additional traffic to Green End which currently has a</p>

	tranquil rural character. Development of this site would also introduce backland development behind the linear single depth of properties fronting Green End and overall have an adverse effect on the landscape setting and townscape of Comberton.
Can any issues be mitigated?	No

Infrastructure	
Highways access?	The proposed site does not appear to have an existing direct link to the adopted public highway. A new access road to Green End could be created which, if combined with sites 079 and 080 could be extended to West Street.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas - Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site could generate a need for early years places, primary school places and secondary places.</p> <p>After allowing for surplus school places, and the construction of a new</p>

	secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand. The Appletrees Dental Practice, 3 West Street, Comberton
Any other issues?	None
Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, and the construction of a new secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (4.52 ha if unconstrained).
Site capacity	135 dwellings
Density	30 dph net.

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	Landowner, no known ownership constraints

status?	
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed, no known developer interest
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites Questionnaire.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p>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).
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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	Group Village
Site name / address	Land to the East of Bush Close, Comberton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development
Site area (hectares)	4.83
Site Number	255
Site description & context	Field surrounded by hedgerows bounded by residential to the north and west and an unsurfaced track to the east. On the southeastern flank of the village.
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	DC – 1960. Planning permission for residential refused for various reasons including land liable to flood, lack of mains drainage and because there was already sufficient development land around Cambridge (RO/0218/60)
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

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

	<p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development would have an adverse impact on upon Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village out into the open rural countryside, by the loss of the views down into the village from the south, 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>Field surrounded by hedgerows bounded by residential to the north and west and an unsurfaced track to the east. On the southeastern flank of the village. 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>Not subject to strategic considerations which may make the site unsuitable for development.</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/Conservation Area - Adverse effect on Comberton St Marys Conservation Area and setting of Church group including Church (Listed Grade I) due to the prominence of the site in the foreground in views from the footpath and land to southeast of the site. Impact could be mitigated by restricting development to the northern part of the site. • Non-statutory archaeological site - The site is located to the south east of the historic village core. Cropmarks indicate the location of Romano-British settlement to the east, part of which is designated as a Scheduled Monument (SAM 96). 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 – Byway runs down eastern edge of the site • Presence of protected species - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2
Physical considerations?	<ul style="list-style-type: none"> • Sewers crossing the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. The land rises to the north, whilst to the south it slopes down to Tit Brook before rising to an east-west ridge crested by St Mary's Church. The village edges are generally soft and green except on the north eastern boundary where open arable fields abut linear estate housing. The pastures between Barton Road and Swaynes lane create a particularly rural area in the heart of the settlement which is a particular characteristic.</p> <p>This site is screened from view by the robust hedges and tree belt adjacent to the byway which runs down the eastern edge of the site.</p> <p>Development would have a neutral effect on the landscape setting of</p>

	Comberton. The impact of development on the Byway which extends to the south should be mitigated.
Can any issues be mitigated?	Yes. Heritage impacts Impact could be mitigated by restricting development to the northern part of the site. Landscape impacts could be mitigated by retention of robust hedgerows and tree belt.

Infrastructure	
Highways access?	The proposed site does not appear to have a direct link to the adopted public highway except by the unsurfaced Byway which has unrestricted access to all vehicles. There is no certainty that this would be acceptable to the County concerning public rights of way.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Eversden Reservoir distribution zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Eversden Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Comberton does not have a gas supply • Mains sewerage - There is sufficient capacity at the Haslingfield works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Comberton has one primary school with a PAN of 50 and school capacity of 350, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 181 surplus places in Comberton taking account of planned development in Comberton, and a deficit of 352 secondary places taking account of planned development across the village college catchment area which currently includes Cambourne.</p> <p>The development of this site for 150 dwellings could generate a need for early years places and a maximum of 53 primary school places and 38 secondary places.</p> <p>After allowing for surplus school places, and the construction of a new</p>

	secondary school in Cambourne to relieve the deficit of places at Comberton VC, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	Comberton Surgery, 58 Green End, Comberton with no physical capacity to expand. The Appletrees Dental Practice, 3 West Street, Comberton
Any other issues?	None
Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

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

Capacity	
Developable area	2.42 ha
Site capacity	73 dwellings
Density	30 dph net

Potential Suitability	
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.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner, no known ownership constraints
Legal constraints?	None known

Is there market interest in the site?	The site has not been marketed, no known 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 • The assessment is based on the Call for Sites questionnaire.

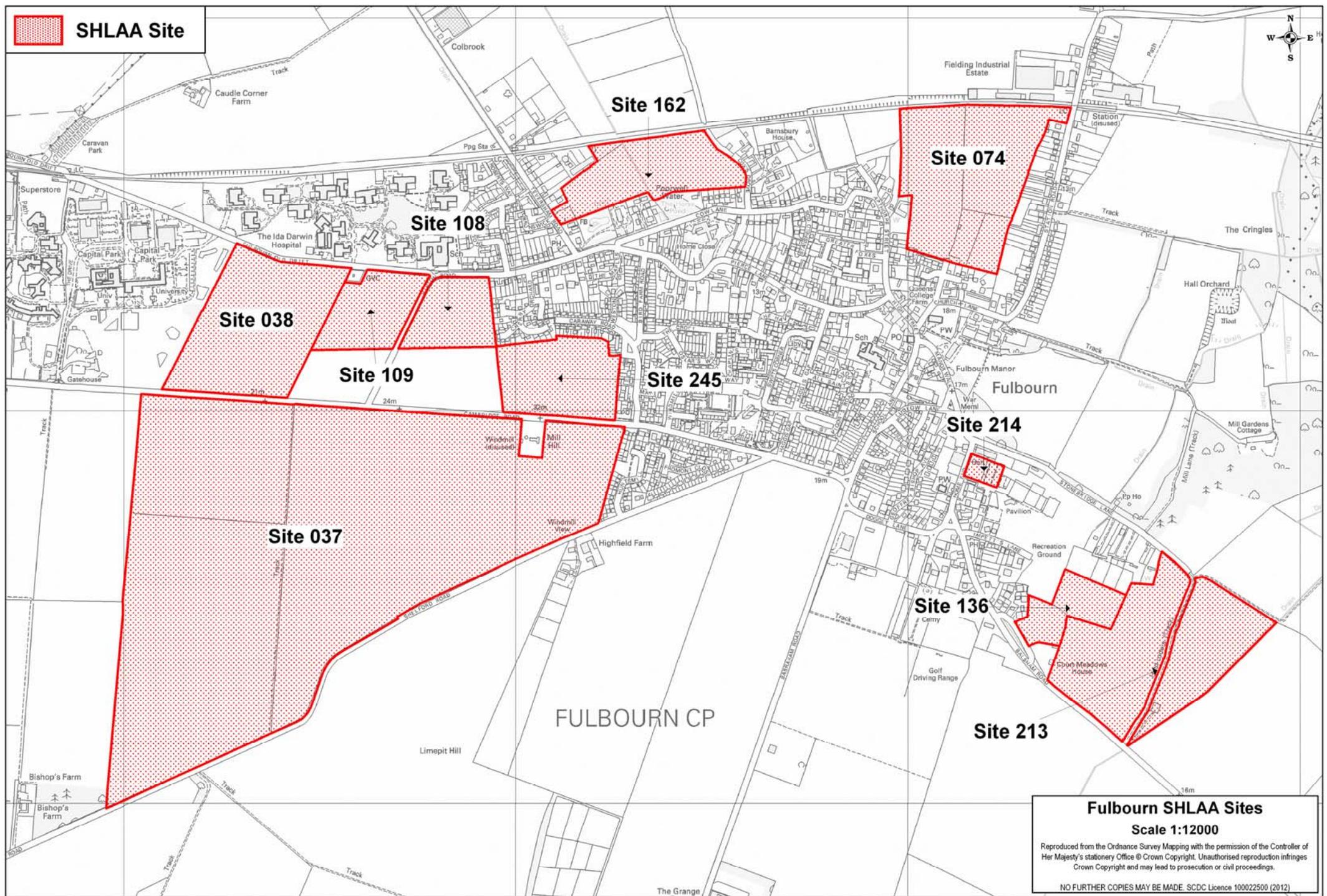
Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16 • Phasing – 100 dwellings 2011-16, and 50 dwellings 2016-21
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>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.



SHLAA Site



Fulbourn SHLAA Sites

Scale 1:12000

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

Site Assessment Proforma

Location	Fulbourn
Site name / address	Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn
Category of site:	Rural Centre
Description of promoter's proposal	3,050 dwellings with public open space
Site area (hectares)	76.78 ha.
Site Number	037
Site description & context	<p>The site lies to the south of Cambridge Road and north of Shelford Road on the south western edge of Fulbourn. The site adjoins residential development to the east and surrounds a windmill to the north. Agricultural land surrounds the site on all other sides. The site comprises a large area of agricultural land. There are hedgerows along most of the road frontages and along the edge of the residential development to the east, albeit patchy in places, and around the windmill. Otherwise the site is open to wider views across to the south and east. It is in an area of gently rolling countryside, on the top of a ridge, and very exposed to wider views.</p> <p>Note: this site adjoins sites 038 and 245 to the north.</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?	Adjacent to the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt (Policy GB/4).
Planning history	None
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

- Maintains and enhances the quality of Cambridge's setting
- Prevents coalescence between settlements and with Cambridge

Function with regard to the special character of Cambridge and its setting:

- Key views of Cambridge from the countryside (*site forms part of the key elevated view towards Cambridge from Fulbourn*)
- Designated sites and other features contributing positively to the character of the landscape setting
- The distribution, physical separation, setting, scale and character of Green Belt villages
- A landscape which retains a strong rural character

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 windmill as a distinctive / memorable feature in the setting of Cambridge and key elevated panoramic views to Cambridge. Cambridge Road is an important approach to the city. It describes this area as having poor existing footpath and bridleway links between the city and the countryside, but the quality of the setting is good. There are potential opportunities to create links between the city and the hills to the south east, from where there are panoramic views of the city in its landscape setting. It is important that the qualities of these areas are maintained or enhanced, and in particular that the open, elevated setting to the city is retained. Development on the open hills should, in particular, be resisted. (pages 80-81)

The Cambridge City Council Inner Green Belt Boundary Study (2002) identifies this land as being of "high" importance to the Green Belt. It is of "high/medium" importance to the setting of Cambridge and development would be of "high" significance. It concludes that this land should be retained as Green Belt.

The Buchanon Cambridge Sub-Region Study (2001) identifies the site as being in an area with no or very limited potential development capacity.

The David Brown Landscape Design Green Belt Landscape Setting Study (1998) identifies this site as within the Gog Magog Hills landscape character area, which it describes as making a substantial contribution to the setting of Cambridge as the area contains important viewpoints from which panoramic views of Cambridge can be obtained. Fine views over Cambridge, and over the surrounding countryside, are available from this area. The area is widely visible and prominent in many local views and therefore highly sensitive to change, be it development or misplaced tree planting. (page 23)

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 very large agricultural site lies to the south of Cambridge Road and north of Shelford Road on the south western edge of Fulbourn, 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 • Key views of Cambridge from the countryside (site forms part of the key elevated view towards Cambridge from Fulbourn) • Designated sites and other features contributing positively to the character of the landscape 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"> • Conservation Area – the Fulbourn Hospital Conservation Area lies immediately to the north and Fulbourn Conservation Area 325m to the north east. Adverse effect due to loss of important countryside setting to village and Conservation Areas and due to slope of land. • Listed Buildings – the site surrounds the Grade II Listed windmill. Major adverse effect on setting of the Listed Windmill as the site surrounds it and results in loss of its significant countryside setting. • Non-statutory archaeological site - Cropmarks show enclosures of probable late prehistoric or Roman date to the north of and running into the area. There are also several ring ditch cropmarks of Bronze Age barrows in the vicinity, including one in the area, and a linear feature which may be associated. Further information would be necessary in advance of any planning application for this site.

	<p>The site forms a very important part of the setting of the Listed windmill and two Conservation Areas. It would not be possible to mitigate impacts on the historic environment due to the loss of the important countryside setting.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features - Greatest impact likely to be from the extensive loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. Protected road verges exist to the east of the site which may be impacted upon if road improvement schemes are needed. • 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 wider natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – the majority of the site lies within Zone 2, although small parts also lie within Zones 1 and 3. • 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 and malodour - possible noise and malodour from nearby Highfield Farm and a Livery Yard etc. at Windmill View, Shelford Road, as proposals would be closer than existing residential. No history of complaints. Might be possible to coexist but possible off-site noise and odour impacts or statutory nuisances from farm and these have not been quantified so off-site mitigation may be required and no guarantee this can be secured, but overall in terms of adverse farm noise impact- low to medium risk. No objection in principle. • Noise issues - The north of the site is bounded by the busy Cambridge Road and to the south Shelford Road. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Some minor to moderate additional road traffic noise impact / generation due to development related car movements, possible. • Utility services (e.g. pylons) – there are telecom lines along the Cambridge Road frontage.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Fulbourn as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading</p>

	<p>to Fulbourn and Little Wilbraham Fens. To the south and west of the village the land rises to the prominent 'dome' of Lime Pit Hill, which forms part of the Gog Magog hill group. To the east the land is more enclosed, with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside. In particular, there are distant views from the southern approaches to Lime Pit Hill. In the west the landscape setting is of a gradually rolling landscape, with views to Fulbourn Hospital and the windmill, which are prominent features. The southern and western edges are well defined but harsh with housing estates abutting large open arable fields.</p> <p>The proposed site lies in the 'East Anglian Chalk' Landscape Character area. The landscape is open and rolling, with a series of hilltops and ridges running from south west to north east, with many roads tracks and rights of way following this orientation. The high slopes often have a clear horizon of grassland or grain crops, separated by hilltop woodlands extenuating the landform. Huge views are available to the north, over Cambridge and beyond to the fen edge. These views are particularly notable from the high points of the Gog Magog hills to the south. The field pattern is regular large and very large fields divided by hedges and shelterbelts, which are sometimes lost in the folds of the landform, making fields appear even larger. The Area is rich in history and features such as Wandlebury Rings and The Fleam Dyke.</p> <p>The proposed development would form a new edge to Fulbourn when approached from Cambridge, stretching to the horizon to the south. Although adjoining residential development to the east it would form a very large and isolated spur of development as there is agricultural land on the remaining sides. It would not, therefore, relate well to the built area of Fulbourn.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the impacts of such a large scale development in this very visible location. Some far more limited development may be possible to the north east of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of the Listed windmill and two Conservation Areas, which it would not be possible to mitigate.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>The Highway Authority believes that access to local road network will potentially have capacity and safety constraints (e.g. Hospital Roundabout at Cherry Hinton is a cluster site). Cherry Hinton Road, Limekiln Hill Road and Granhams Road / Babraham Road junction likely to need improvements to accommodate development traffic.</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. This includes opportunities to link to existing walking and cycle routes into Cambridge and other key sites (e.g. Addenbrookes Hospital) and opportunities to develop and enhance existing bus services connecting to Cambridge city centre, railway station and other key destinations such as Addenbrookes. There is enhanced potential for commercial public transport services if linked to Site 111.</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 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 – Fulbourn has mains gas supply and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – The Teversham STW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.

Drainage measures?	No FRA provided
School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 3,050 dwellings could generate a need for 381 early years places and a maximum of 1,068 primary school places and 763 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?	The nearest doctors surgeries are in Cherry Hinton Road, Cambridge and Cherry Hinton with limited spare capacity but capacity to expand.
Any other issues?	
Can issues be mitigated?	Yes, with significant upgrades to local infrastructure, including highways, utilities, school and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 30.71 ha.)
Site capacity	1,228 dwellings
Density	40 dph

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

Availability

Is the land in single ownership?	Yes
Site ownership status?	Site promoted by 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 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?	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 no development potential.

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

Site Assessment Proforma

Location	Fulbourn
Site name / address	Land north of Cambridge Road, Fulbourn
Category of site:	Rural Centre
Description of promoter's proposal	450 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)	11.08 ha.
Site Number	038
Site description & context	<p>The site lies to the north of Cambridge Road and south of Fulbourn Old Drift, to the south west of Fulbourn. The Fulbourn and Ida Darwin Hospitals lie immediately to the north and west. Agricultural land surrounds the site to the east and south. The site comprises a large area of agricultural land. There is a dense hedgerow along the edge of the hospital site to the west and patchier, low lying hedgerows along the road frontages. The site is open to wider views across to the south and east in an area of gently rolling countryside.</p> <p>Note: this site adjoins sites 037 to the south and 109 to the east.</p>
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	Adjacent to the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt (Policy GB/4).
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"> • Key views of Cambridge from the countryside (<i>site forms part of the key elevated view towards Cambridge from Fulbourn</i>) • Designated sites and other features contributing positively to the character of the landscape setting • 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 a significant adverse impact on GB purposes and functions. Development of this site would reduce the extent of GB between the edge of Cherry Hinton (Fulbourn Hospital) and Fulbourn from 665m to 360m.</p> <p>The Landscape Design Associates Green Belt Study (2002) identifies Fulbourn Hospital as a distinctive / memorable feature in the setting of Cambridge and key elevated panoramic views to Cambridge. Cambridge Road is an important approach to the city. It describes the open countryside between Cherry Hinton and Fulbourn as an area of landscape close to the city to be safeguarded. Views towards the historic core should be considered in any new development and, where possible, they should be retained or framed through the creation of new vistas (page 80).</p> <p>The Buchanon Cambridge Sub-Region Study (2001) identifies the site as being in an area with no or very limited potential development capacity. Development to the south of Fulbourn Hospital would create physical and visual coalescence between city and Fulbourn. Open chalkland landscape has low capacity to accommodate development.</p> <p>The David Brown Landscape Design Green Belt Landscape Setting Study (1998) identifies this site as within the Gog Magog Hills landscape character area, which it describes as making a substantial contribution to the setting of Cambridge as the area contains important viewpoints from which panoramic views of Cambridge can be obtained. Fine views over Cambridge, and over the surrounding countryside, are available from this area. The area is widely visible and prominent in many local views and therefore highly sensitive to change, be it development or misplaced tree planting. (page 23)</p>
<p>Is the site subject to any other considerations that have the</p>	<ul style="list-style-type: none"> • Scheduled Monument – Site lies approximately 190m south of nationally important Caudle Corner Iron Age settlement (SAM 95).

potential to make the site unsuitable for development?	
Tier 1 conclusion:	<p>This agricultural site lies to the north of Cambridge Road and south of Fulbourn Old Drift, to the south west of Fulbourn, 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 • Key views of Cambridge from the countryside (site forms part of the key elevated view towards Cambridge from Fulbourn) • Designated sites and other features contributing positively to the character of the landscape 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"> • Conservation Area – the Fulbourn Hospital Conservation Area lies immediately to the west and Fulbourn Conservation Area 481m to the east. Adverse effect to setting due to loss of significant open land providing rural backdrop for the designed landscape of Fulbourn Hospital. • Non-statutory archaeological site - The site is located to the south of the nationally important Caudle Corner Iron Age settlement (SAM 95). There is also evidence for prehistoric and Roman activity to the west and south. Further information would be necessary in advance of any planning application for this site. <p>The site forms an important part of the setting of the two Conservation Areas. It would not be possible to mitigate impacts on the historic environment due to the loss of the important countryside setting.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - Greatest impact likely to be from the general loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on</p>

	the wider natural environment.
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – two thirds of the site lies within Zone 2 and a third within Zone 3. • Land contamination - Site is adjacent to current industrial / commercial use and may need investigation. This can be dealt with by condition. • Noise issues - The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Some minor to moderate additional road traffic noise impact / generation due to development related car movements, possible. • Noise issues - There are industrial / commercial type units to North at Ida Darwin e.g. Commercial Catering by Lifespan & Social Club – entertainment noise that may need to be checked in terms of their planning uses and impact etc. but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future. • Flooding and drainage issues (e.g. localised flooding from ground and surface water) - There has been a reported incident of flooding on Fulbourn Old drift by this site in 2009.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Fulbourn as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn and Little Wilbraham Fens. To the south and west of the village the land rises to the prominent ‘dome’ of Lime Pit Hill, which forms part of the Gog Magog hill group. To the east the land is more enclosed, with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside. In particular, there are distant views from the southern approaches to Lime Pit Hill. In the west the landscape setting is of a gradually rolling landscape, with views to Fulbourn Hospital and the windmill, which are prominent features. The southern and western edges are well defined but harsh with housing estates abutting large open arable fields.</p> <p>The proposed site lies in the ‘East Anglian Chalk’ Landscape Character area. The landscape is open and rolling, with a series of hilltops and ridges running from south west to north east, with many roads tracks and rights of way following this orientation. The high</p>

	<p>slopes often have a clear horizon of grassland or grain crops, separated by hilltop woodlands extenuating the landform. Huge views are available to the north, over Cambridge and beyond to the fen edge. These views are particularly notable from the high points of the Gog Magog hills to the south. The field pattern is regular large and very large fields divided by hedges and shelterbelts, which are sometimes lost in the folds of the landform, making fields appear even larger. The Area is rich in history and features such as Wandlebury Rings and The Fleam Dyke.</p> <p>Although adjacent to the Fulbourn Hospital site, to the west, the site is removed from the western edge of Fulbourn. The proposed development would not, therefore, relate at all well to the built area of Fulbourn.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the adverse impacts of development in this very visible location. Some limited development may be possible to the north west of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of two Conservation Areas, which it would not be possible to mitigate.

Infrastructure	
Highways access?	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</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> <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 - 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

	<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 – Fulbourn has mains gas supply and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – The Teversham STW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 450 dwellings could generate a need for early years places and a maximum of 158 primary school places and 113 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?	The nearest doctors surgeries are in Cherry Hinton Road, Cambridge and Cherry Hinton with limited spare capacity but capacity to expand.
Any other issues?	
Can issues be mitigated?	Yes, with significant upgrades to local infrastructure, including highways, utilities, school and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (area if unconstrained 5.54 ha.)
Site capacity	222 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 a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and is there is no 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
Site with no development potential.

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

Location	Fulbourn
Site name / address	Land off Station Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	300 dwellings with recreational facilities. If other uses are required by the Parish Council or the villagers of Fulbourn then the owner would be willing to include them as part of the development proposal.
Site area (hectares)	12.41
Site Number	074
Site description & context	<p>The site is on the north east edge of Fulbourn with residential to the east fronting onto Station Road and further residential to the south and south west. The northern boundary is marked by the railway line to Ipswich with an industrial area beyond to the north east. There is open farmland beyond the railway line to the north and some enclosed fields to the north west.</p> <p>The site comprises open fields and paddocks. The open fields are on gently rising land from the south and east, up to the railway line.</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	<p>2007 – LDF - Housing shortfall site – Site 28 Considered and rejected as site to be put forward for residential use.</p> <p>2006 –LDF Objection site 32 - proposed as additional site allocation for development – mixed use development including residential, community facilities and enhanced transport facilities.</p>

	<p>1992 – Inspectors report South Cambridgeshire Local Plan – Considered land at Queens College Farm for residential development of 300 dwellings including a new railway station. The inspector stated this scale of development in Fulbourn would be well above that appropriate for the present policies in the village and therefore wholly unacceptable. He acknowledged that the site had a complex GB history but was not the matter for this Local Plan to say if land should be in GB.</p> <p>1987 – Planning application (S/1694/87/O) for residential development with associated roads, open space, sports facilities, meeting hall and ancillary development was refused. The reasons for refusal included that it was contrary to the current planning policy; would result in loss of high grade agricultural land; the access proposed was insufficient for number of houses and sufficient land was identified within the District for housing.</p>
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>Site falls within an area where development would have an adverse impact on the GB purposes and functions. Fulbourn is identified as an inner necklace village in the LDA study 2002 within an area of townscape/ landscape that is an integral part of the city and its environs but lacks individual distinction and does not play a significant contribution to the setting of the city. (Drawing 1641LP/08).</p> <p>The site is within the Fulbourn Eastern Fen Edge which is an area of gently rolling arable farmland providing a rural setting to Fulbourn. Within this area the LDA mentions the Fielding Industrial Estate which is to the north of the site on the approach road from Great Wilbraham and is considered a significant detracting feature at the gateway to the village.</p> <p>The site assists in providing a separation between Fulbourn and Stow cum Quy and retains a rural character linking to open countryside although the railway line to the north of the site forms a distinct</p>

	physical boundary.
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 on the north east edge of Fulbourn with residential to the east, south and south west. The northern boundary is marked by the railway line to Ipswich with an industrial area beyond to the north east. There is open farmland beyond the railway line to the north and some enclosed fields to the north west.</p> <p>The site comprises open fields and paddocks. 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"> • Conservation Area – The boundary of the Fulbourn Conservation Area follows part of the southern as well as part of the western boundary of the site. Adverse effect to setting of Conservation Area due to loss of significant open countryside. • Listed Buildings – 77 Station Road is a Grade II listed building which is adjacent to the eastern boundary of the site ; 53 Station Road is to the east of the site (30metres); 36, 38 and 40 Apthorpe Street are Grade II listed buildings adjacent to the western boundary of the site; a row of listed almshouses in Church Lane are to the south of the site (70metres) St Vigor Church is listed Grade II* is to the south (120metres); 15 Church Lane – Queens College Farmhouse is Grade II listed to the south (70metres). Major adverse effect on the setting of these listed buildings and others nearby within the Conservation Area if the

	<p>site were to be developed due to obstruction of significant views and loss of countryside context.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site – Crop marks indicted that archaeological remains of probable Roman settlement survive throughout the area. Archaeological investigations to the south have revealed evidence for medieval settlement and industry. 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 - There is a group of protected trees on land opposite the north east corner of the site; to the north west of the site there is a group of protected trees one field distant away from the site boundary (200metres) • Protected Village Amenity Area- There is a protected area around the church to the south of the site (110metres) • Presence of protected species – Greatest impact may result through the loss of a large area of open grassland which may provide bat and badgers with foraging area. • Agricultural land Grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination - Site is adjacent to current industrial/commercial use and railway line and may need investigation. This can be dealt with by condition. • Noise issues - Industrial and Transport Noise The North of the site is bounded on the other side of the railway by medium to large sized industrial type units / uses at the Fielding Industrial Estate / Station Yard, Wilbraham Road including Storage Delivery & Solutions, Station Garage (Cambridge) with MOT / servicing bays and a spray booth, Four Wheels vehicle servicing and S & B Herba Food Limited- Mill Processes and an operational railway line. Officers have witnessed on-going noise and have current noise complaints regarding Herba Foods operational and vehicular noise that are likely to be statutory nuisance to the proposed site which brings residential closer to these noise sources. Noise and odour are obvious material considerations in terms of health and well-being and providing a high quality living environment. It is uncertain whether 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. 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 and odour

	<p>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. It is likely that a significant part of this site could be developed, once the issues have been considered appropriately.</p> <ul style="list-style-type: none"> • Railway Noise and Vibration to North The North of the site is also bounded by an operational railway line. However it is likely that such a railway noise and vibration transport source can be abated to an acceptable level with careful mitigation: combination of appropriate distance separation, building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm and special foundation design may be required. Noise may influence the design / layout and number / density of residential premises. • Flooding and drainage issues - There have been 2 reports of flooding on Station Road close to the eastern boundary of this site in 2008 & 2009 associated with the highway drain. The nearest flood zone lies some 470m to the east of the site.
<p>Townscape and landscape impact?</p>	<p>Fulbourn is located in the chalklands just to the south of the Fens. It is one of the inner necklace villages around Cambridge City. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the landscape setting of the village as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn. To the south and west of the village the land rises to Lime Pit Hill which forms part of the Gog Magog hill group. To the east the land is more enclosed with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside.</p> <p>The site is located to the south of the railway line which is identified in the SCVCS as a key attribute of the village. The approach into Fulbourn from the north is across the level crossing passing industrial units which create an exposed edge to the village with an industrial nature. Views from the site northward are towards these large industrial buildings which are partly obscured by a row of conifers planted along the northern edge of the site following the length of the railway line. There are therefore limited views of the open countryside beyond the railway line.</p> <p>Along Station Road the houses that back onto the site have long mature gardens which create a soft edge to the village. These properties have a linear form which is a feature of the village. The SCVCS highlights this linear pattern at low density where listed</p>

	<p>buildings intersperse with newer properties.</p> <p>There is a paddock enclosed by hedgerows in the south eastern corner of the site. A new housing development in Lanthorn Stile overlooks the site from the south – a fence and new planting of trees forming the boundary. Views of St Vigor church can be seen from the site looking southwards and therefore development of the site would impact on the setting of this Grade II * building. There are a number of other listed buildings in the vicinity of the church whose setting would be impacted.</p> <p>Mature trees along the western edge screen views into and from the site from this orientation and form a well-defined edge. There is an adjoining field to the north west which is enclosed by hedges. Such enclosed fields are a key attribute of the village according to the SCVCS.</p> <p>Overall, development of this site would have a minimal adverse effect on the landscape setting of Fulbourn.</p>
<p>Can any issues be mitigated?</p>	<p>It should be possible to mitigate partly the impact on the setting of the listed buildings and Conservation Area by careful design. This could be achieved if development were to be restricted so that views from the site towards the church were protected. Noise issues should be capable of mitigation by restricting development to a part of the site and by physical measures such as bunds and other noise abatement measures.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity 10,922 dwellings on 25 sites) the Highway Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>The Highway Authority has severe concerns due to the access being located in such close proximity to the existing level crossing and would recommend that the Local Planning Authority contact Rail Track before progressing this site.</p> <p>The promoter has provided additional information about access in the form of a detailed assessment about where access could be found if the site were to be developed. This appraisal indicates that there are two potential access points – one onto Station Road at the northern end of the site near the level crossing and a second access from Church Lane.</p>

<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement. • Mains water - 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 – Fulbourn has a gas supply. Since this is a development of more than 150 dwellings it is likely to need greater system reinforcement. • Mains sewerage - The Teversham waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
<p>Drainage measures?</p>	<p>No FRA provided</p>
<p>School capacity?</p>	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 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>
<p>Health facilities capacity?</p>	<p>Fulbourn Health Centre – Haggis Gap (0.36miles) – Limited capacity. Needs replacing.</p> <p>Cherry Hinton Medical Centre Fisher’s Lane (2.05miles) – Limited – would need extending or replacing if large growth</p> <p>Cherry Hinton Surgery High Street (2.13miles) – Limited – Could join with Fishers Lane</p> <p>Cornford House Surgery Cherry Hinton Rd (2.92miles) - Limited –</p>

	Extension to be funded by Bell School s106 agreement.
Any other issues?	<p>The promoter has provided the following additional information –</p> <p>The Owners of the site are all long term residents of Fulbourn and it is their wish that this site is developed in a manner that benefits the village, and will enhance it for future generations. Any development would be low density and designed to a high standard in an attractive, landscape setting, with generous open space and abundant tree planting, lending a feeling of space and openness, so as to create an environment worthy of the village.</p> <p>Public Open Space is needed on a site of this size, and the Owner wishes to ensure that decent useable facilities come forward as part of this scheme. If other uses are required by the Parish Council or the villagers of Fulbourn then the owner would be willing to include them as part of the development proposal.</p> <p>This is the only site in Fulbourn where new development could take place close to the heart of the village, so as to become an integral part of the existing community. Previous development in Fulbourn has taken the form of undistinguished estate development to the west, but this site offers an opportunity to tap into the charm and character of the village core. If Fulbourn is to accommodate a balanced programme of growth it should be designed to strengthen the village, and this central site gives the village an opportunity to have development close to existing shops and services; it is a truly sustainable site. The proximity of this site to the village centre offers a great opportunity for a mix of housing, including sheltered accommodation, purpose built bungalows and flats for the more active retired who want more manageable homes whilst retaining their independence and without having to leave the village. The owner is also keen to be able to offer plots for sale, as it is extremely difficult to purchase plots to allow owners to build their own property.</p> <p>Rather than building all the houses as quickly as possible, the Owner proposes a phased approach to development, so that a building programme could match the rate of development to the scale of local needs in the village. In this way the development could still make a useful contribution to the needs of local families throughout the whole of the next 10 years and beyond.</p>
Can issues be mitigated?	<p>In part - Would need reinforcement of utility services serving the village. The sewage network is operating at capacity. Additional school places would be needed and health care facilities.</p> <p>Not all issues can be mitigated – Highway Authority concerned about the proposed access to the site being so close to level crossing. Alternative access would need to be found further along Station Road.</p>

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

Capacity	
Developable area	6.21ha
Site capacity	186
Density	30 dph (reduced to mitigate for setting of listed building and conservation area)

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?	Two individual owners – family ownership.
Legal constraints?	No.
Is there market interest in the site?	The site has not been marketed however housing developers have been very interested in this site.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately because the site is not currently in the hands of a housing developer. There is no use on the site that would prevent it being developed 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 in 2011-16.
Are there any market factors that would significantly affect deliverability?	-

<p>Are there any cost factors that would significantly affect deliverability?</p>	<p>No there should not be any significant cost factors in developing this site. The site is not located in the flood plain, it has good access to utilities, and the land has been farmed for years so there is unlikely to be ecological or contamination issues to contend with. The site is surrounded by residential properties so a residential use would be more appropriate than its current arable use. It is likely that there will be a cost for dealing with access to the site, but this is a usual development cost and is unlikely to be prohibitive.</p>
<p>Could issues identified be overcome?</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>

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	Fulbourn
Site name / address	Land south of Hinton Road, Fulbourn
Category of site:	Rural Centre
Description of promoter's proposal	105 dwellings with public open space
Site area (hectares)	3.48 ha.
Site Number	108
Site description & context	<p>The site lies to the south and east of Hinton Road, on the south western edge of Fulbourn. Cambridge Steiner School and the Ida Darwin Hospital lies immediately to the north and Fulbourn Hospital further to the west. The site adjoins residential development to the east and part of the northern boundary. Agricultural land surrounds the site to the west and south. The site comprises part of a large agricultural field. There are patches of trees along the Hinton Road frontages and some planting along the residential boundaries, although several properties overlook the site. The site is open to wider views across to the south and east in an area of gently rolling countryside.</p> <p>Note: this site adjoins sites 109 to the west and 245 to the east.</p>
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations

Green Belt	The site is within the Green Belt.
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Green Belt Purposes

- Maintains and enhances the quality of Cambridge's setting
- Prevents coalescence between settlements and with Cambridge

Function with regard to the special character of Cambridge and its setting:

- Key views of Cambridge from the countryside (*site forms part of the key elevated view towards Cambridge from Fulbourn*)
- Designated sites and other features contributing positively to the character of the landscape setting
- The distribution, physical separation, setting, scale and character of Green Belt villages
- A landscape which retains a strong rural character

Site falls within an area where development would have a significant adverse impact on GB purposes and functions. Development of this site would reduce the extent of GB between the edge of Cherry Hinton (Fulbourn Hospital) and Fulbourn from 665m to 530m.

The Landscape Design Associates Green Belt Study (2002) identifies Fulbourn Hospital as a distinctive / memorable feature in the setting of Cambridge and key elevated panoramic views to Cambridge. Cambridge Road is an important approach to the city. It describes the open countryside between Cherry Hinton and Fulbourn as an area of landscape close to the city to be safeguarded. Views towards the historic core should be considered in any new development and, where possible, they should be retained or framed through the creation of new vistas (page 80).

The Buchanan Cambridge Sub-Region Study (2001) identifies the site as being in an area with no or very limited potential development capacity. Development to the south of Fulbourn Hospital would create physical and visual coalescence between city and Fulbourn. Open chalkland landscape has low capacity to accommodate development.

The David Brown Landscape Design Green Belt Landscape Setting Study (1998) identifies this site as within the Gog Magog Hills landscape character area, which it describes as making a substantial contribution to the setting of Cambridge as the area contains important viewpoints from which panoramic views of Cambridge can be obtained. Fine views over Cambridge, and over the surrounding countryside, are available from this area. The area is widely visible and prominent in many local views and therefore highly sensitive to change, be it development or misplaced tree planting. (page 23)

<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"> • Scheduled Monument – Site lies approximately 360m south of nationally important Caudle Corner Iron Age settlement (SAM 95).
<p>Tier 1 conclusion:</p>	<p>This agricultural site lies to the south and east of Hinton Road, on the south western edge of Fulbourn, 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 • Key views of Cambridge from the countryside (site forms part of the key elevated view towards Cambridge from Fulbourn) • Designated sites and other features contributing positively to the character of the landscape setting • 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"> • Conservation Area – the Fulbourn Hospital Conservation Area lies approximately 525m to the west and Fulbourn Conservation Area 135m to the east. Adverse effect on setting as prominent on approach and due to loss of its significant countryside setting. • Listed Buildings – Grade II Listed windmill lies approximately 245m to the south east. Adverse effect on setting of windmill due to loss of its significant countryside setting. • Non-statutory archaeological site - The site is located to the south of the nationally important Caudle Corner Iron Age settlement (SAM 95). There is also evidence for prehistoric and Roman activity to the west and south. Further information would be necessary in advance of any planning application for this site. <p>The site forms an important part of the setting of the two Conservation Areas and a Grade II Listed windmill. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development.</p>

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features - Greatest impact likely to be from the general loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. • 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 wider natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – the majority of the site lies within Zone 1 and a small part in the south west corner lies within Zone 2. • Noise issues - Road Transport - The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Some minor to moderate additional road traffic noise impact / generation due to development related car movements, possible. • Noise issues - Ida Darwin Hospital - There are also industrial / commercial type units to North at Ida Darwin e.g. Commercial Catering by Lifespan & Social Club – entertainment noise that may need to be checked in terms of their planning uses and impact etc. but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future. • Utility services (e.g. pylons) – telecom lines cross the site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Fulbourn as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn and Little Wilbraham Fens. To the south and west of the village the land rises to the prominent ‘dome’ of Lime Pit Hill, which forms part of the Gog Magog hill group. To the east the land is more enclosed, with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside. In particular, there are distant views from the southern approaches to Lime Pit Hill. In the west the landscape setting is of a gradually rolling landscape, with views to Fulbourn Hospital and the windmill, which are prominent features. The southern and western edges are well defined but harsh with housing estates abutting large open arable fields.</p> <p>The proposed site lies in the ‘East Anglian Chalk’ Landscape</p>

	<p>Character area. The landscape is open and rolling, with a series of hilltops and ridges running from south west to north east, with many roads tracks and rights of way following this orientation. The high slopes often have a clear horizon of grassland or grain crops, separated by hilltop woodlands extenuating the landform. Huge views are available to the north, over Cambridge and beyond to the fen edge. These views are particularly notable from the high points of the Gog Magog hills to the south. The field pattern is regular large and very large fields divided by hedges and shelterbelts, which are sometimes lost in the folds of the landform, making fields appear even larger. The Area is rich in history and features such as Wandlebury Rings and The Fleam Dyke.</p> <p>The site is adjoins the south western edge of Fulbourn and development would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the adverse impacts of development in this very visible location. .</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant adverse historic environment, townscape and landscape impacts due to the very visible location, 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	
<p>Highways access?</p>	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Hinton 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

	<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 – Fulbourn has mains gas supply and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – The Teversham STW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 105 dwellings could generate a need for early years places and a maximum of 37 primary school places and 26 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?	The nearest doctors surgeries are in Cherry Hinton Road, Cambridge and Cherry Hinton with limited spare capacity but capacity to expand.
Any other issues?	
Can issues be mitigated?	Yes, with significant upgrades to local infrastructure, including highways, utilities, school and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (2.61 ha if unconstrained)
Site capacity	104 dwellings
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there is likely to be 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 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?	

<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	Fulbourn
Site name / address	Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn
Category of site:	Rural Centre
Description of promoter's proposal	220 dwellings with public open space
Site area (hectares)	7.42 ha.
Site Number	109
Site description & context	<p>The site lies to the north of Cambridge Road and south of Fulbourn Old Drift, on both sides of Hinton Road, on the south western edge of Fulbourn. The Ida Darwin Hospital lies immediately to the north and Fulbourn Hospital further to the west. The site adjoins residential development to the east and agricultural land surrounds the site to the west and south. The site comprises a large area of agricultural land, part of two larger fields. There are patchy, low lying hedgerows along the road frontages to the north and south, and the Hinton Road frontages are open to the west, although there are trees along the eastern frontage. The site is open to wider views across to the south and east in an area of gently rolling countryside.</p> <p>Note: this site adjoins sites 038 to the west and 108 to the east (also part of this site).</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?	Adjacent to the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt (Policy GB/4).
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations

<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"> • Key views of Cambridge from the countryside (<i>site forms part of the key elevated view towards Cambridge from Fulbourn</i>) • Designated sites and other features contributing positively to the character of the landscape setting • 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 a significant adverse impact on GB purposes and functions. Development of this site would reduce the extent of GB between the edge of Cherry Hinton (Fulbourn Hospital) and Fulbourn from 665m to 310m.</p> <p>The Landscape Design Associates Green Belt Study (2002) identifies Fulbourn Hospital as a distinctive / memorable feature in the setting of Cambridge and key elevated panoramic views to Cambridge. Cambridge Road is an important approach to the city. It describes the open countryside between Cherry Hinton and Fulbourn as an area of landscape close to the city to be safeguarded. Views towards the historic core should be considered in any new development and, where possible, they should be retained or framed through the creation of new vistas (page 80).</p> <p>The Buchanan Cambridge Sub-Region Study (2001) identifies the site as being in an area with no or very limited potential development capacity. Development to the south of Fulbourn Hospital would create physical and visual coalescence between city and Fulbourn. Open chalkland landscape has low capacity to accommodate development.</p> <p>The David Brown Landscape Design Green Belt Landscape Setting Study (1998) identifies this site as within the Gog Magog Hills landscape character area, which it describes as making a substantial contribution to the setting of Cambridge as the area contains important viewpoints from which panoramic views of Cambridge can be obtained. Fine views over Cambridge, and over the surrounding countryside, are available from this area. The area is widely visible and prominent in many local views and therefore highly sensitive to change, be it development or misplaced tree planting. (page 23)</p>
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<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"> • Scheduled Monument – Site lies approximately 284m south of nationally important Caudle Corner Iron Age settlement (SAM 95).
<p>Tier 1 conclusion:</p>	<p>This agricultural site lies to the north of Cambridge Road and south of Fulbourn Old Drift, on both sides of Hinton Road, on the south western edge of Fulbourn, 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 • Key views of Cambridge from the countryside (site forms part of the key elevated view towards Cambridge from Fulbourn) • Designated sites and other features contributing positively to the character of the landscape setting • 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"> • Conservation Area – the Fulbourn Hospital Conservation Area lies approximately 300m to the west and Fulbourn Conservation Area 285m to the east. Adverse effect on setting as prominent approach to Conservation Area and due to loss of its significant countryside setting. • Listed Buildings – Grade II Listed windmill lies approximately 410m to the south east. Adverse effect on setting of windmill due to loss of its significant countryside setting. • Non-statutory archaeological site - The site is located to the south of the nationally important Caudle Corner Iron Age settlement (SAM 95). There is also evidence for prehistoric and Roman activity to the west and south. Further information would be necessary in advance of any planning application for this site. <p>The site forms a very important part of the setting of the Listed windmill and two Conservation Areas. It would not be possible to</p>

	mitigate impacts on the historic environment due to the loss of the important countryside setting.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - Greatest impact likely to be from the general loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. • 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 wider natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – approximately half of the site lies within Zones 1 and half in Zone 2. • Noise issues - The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Some minor to moderate additional road traffic noise impact / generation due to development related car movements, possible. • Noise issues - There are also industrial / commercial type units to North at Ida Darwin e.g. Commercial Catering by Lifespan & Social Club – entertainment noise that may need to be checked in terms of their planning uses and impact etc. but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future. • Utility services (e.g. pylons) – telecom lines cross the eastern part of the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Fulbourn as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn and Little Wilbraham Fens. To the south and west of the village the land rises to the prominent ‘dome’ of Lime Pit Hill, which forms part of the Gog Magog hill group. To the east the land is more enclosed, with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside. In particular, there are distant views from the southern approaches to Lime Pit Hill. In the west the landscape setting is of a gradually rolling landscape, with views to Fulbourn Hospital and the windmill, which are prominent features. The southern and western edges are well defined but harsh with housing estates abutting large open arable fields.</p>

	<p>The proposed site lies in the 'East Anglian Chalk' Landscape Character area. The landscape is open and rolling, with a series of hilltops and ridges running from south west to north east, with many roads tracks and rights of way following this orientation. The high slopes often have a clear horizon of grassland or grain crops, separated by hilltop woodlands extenuating the landform. Huge views are available to the north, over Cambridge and beyond to the fen edge. These views are particularly notable from the high points of the Gog Magog hills to the south. The field pattern is regular large and very large fields divided by hedges and shelterbelts, which are sometimes lost in the folds of the landform, making fields appear even larger. The Area is rich in history and features such as Wandlebury Rings and The Fleam Dyke.</p> <p>The site is adjoins the south western edge of Fulbourn and development of the land to the east of Hinton Road site would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the adverse impacts of development in this very visible location. Some limited development may be possible to the east of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of the Listed windmill and two Conservation Areas, which it would not be possible to mitigate.

Infrastructure	
Highways access?	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Hinton 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 - Likely to trigger local 11,000-Volt reinforcement. • 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 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 – Fulbourn has mains gas supply and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – The Teversham STW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 220 dwellings could generate a need for early years places and a maximum of 77 primary school places and 55 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?	The nearest doctors surgeries are in Cherry Hinton Road, Cambridge and Cherry Hinton with limited spare capacity but capacity to expand.
Any other issues?	
Can issues be mitigated?	Yes, with significant upgrades to local infrastructure, including highways, utilities, school and health.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors	
Capacity	
Developable area	None (2.61 ha if unconstrained)
Site capacity	104 dwellings
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there is likely to be 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 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?	
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	Fulbourn
Site name / address	Land at Balsham Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	35 dwellings with public open space
Site area (hectares)	2.76
Site Number	136
Site description & context	<p>The site is on the eastern edge of Fulbourn to the north of Balsham Road. It comprises of two enclosed fields. The Fulbourn Recreation Ground is to the north west of the site with residential to the north and west. There is open countryside to the east and south.</p> <p>The site is adjacent to Site 213.</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	<p>2006 – Planning application for clubhouse, football pitch, grandstand, car parking refused for this in field that is the northern part of the site with access road across southern part of site (S/0636/06/F). Reasons for refusal included fact that site is in GB, development would create visually intrusive feature into landscape; likely to result in significant harm to neighbouring residential area due to noise disturbance and light from floodlighting. ; application fails to consider impact upon identified wildlife sites; access inadequate; site bounded by important trees and hedgerows; impact on setting of listed</p>

	<p>cottages on site edge – historic visual relationship between cottages and their agricultural setting would be destroyed; fundamental and detrimental impact on landscape character of area.</p> <p>Planning applications – there have been a number of applications to build housing on the southern field which forms part of the site. Outline approval was given for four houses in 1988 (S/0230/88/O). Prior to this an appeal was dismissed for development for residential for the of the whole of the southern field.(S/2060/80/O) The inspector stated that ‘...my view is that although the site may be loosely described as in the village area it is certainly outside the framework of the built up part of the village...’ The inspector accepted that the development would not adversely affect the appearance of the area generally with the scattered residential development to the north, the market garden opposite and the old cottages fronting Stonebridge Lane to the north east but he concluded that development here would be extending onto cultivated farmland within the green belt.</p>
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 Maintains and enhances the quality of Cambridge’s setting Prevents coalescence between settlements and with Cambridge</p> <p>Function with regard to the special character of Cambridge and it’s setting: The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character</p> <p>Site falls within an area where development would have an adverse impact on the GB purposes and functions. Fulbourn is identified as an inner necklace village in the LDA study 2002 within an area of townscape/ landscape that is an integral part of the city and its environs but lacks individual distinction and does not play a significant contribution to the setting of the city. (Drawing 1641LP/08). The site is within the Fulbourn Eastern Fen Edge which is an area of gently rolling arable farmland providing a rural setting to Fulbourn. The site assists in providing a separation between Fulbourn and Stow cum Quy and retains a strong rural character linking to open countryside</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 – the entire site is within a minerals safeguarding area for sand and gravel
<p>Tier 1 conclusion:</p>	<p>The site is on the eastern edge of Fulbourn to the north of Balsham Road. It comprises of two enclosed fields. The Fulbourn Recreation Ground is to the north west of the site with residential to the north and west. There is open countryside to the east and south.</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>No</p>

Tier 2: Significant Local Considerations

<p style="text-align: center;">Designations and Constraints <i>(ie. include potential to mitigate)</i></p>	
<p>Heritage considerations?</p>	<ul style="list-style-type: none"> Conservation Area – The conservation area is 70metres to the north and 60metres west of the site. Major adverse effect on setting of Conservation Area and village due to prominent position on approach. Listed Buildings –4 to16 Stonebridge Lane are Grade II listed buildings north of the site.(70metres) 18 Balsham Road is Grade II building to the west of the site(100metres). Major effect on settings of listed properties along Stonebridge Lane due to obstruction of foreground and rural backdrop to listed buildings. Non-statutory archaeological site - The site is located on the southern side of the historic village core. A medieval moat is known to the north east. 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 – there are several protected trees within a field adjoining the site. The TPO area follows the hedgerow of the northwest corner of the site. • Public Rights of Way – no footpaths go through the site however there is a path linking Impetts Lane with Stonebridge Lane and a further byway a field distance to the east of the site which links Balsham Road with Stonebridge Lane • Presence of protected species - Greatest impact likely to arise through the loss of open grassland which may be of value as foraging habitat for bats and badgers. Fulbourn Fen Nature Reserve is relatively nearby.(460metres direct) • Agricultural land – Eastern half of site is Grade 2 with remainder urban.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Noise issues - No obvious / apparent adverse noise related issues, therefore no objection in principle.
<p>Townscape and landscape impact?</p>	<p>Fulbourn is located in the chalklands just to the south of the Fens. It is one of the inner necklace villages around Cambridge City. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the landscape setting of the village as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn. To the south and west of the village the land rises to Lime Pit Hill which forms part of the Gog Magog hill group. To the east the land is more enclosed with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside.</p> <p>The site is to the east of Fulbourn and the SCVCS identifies the Fulbourn Recreation Ground as providing a transition between the village and arable fields beyond. Since the site is adjacent to the recreation ground and further away from the built up area of Fulbourn if it were to be developed this transition would be lost. The two flat enclosed fields provide a rural character to the approach to the village from Balsham. This setting on the eastern edge of the village is identified as a key attribute in the SCVCS.</p> <p>The listed buildings in Stonebridge Lane look directly southward over the site and the setting of all these properties would be adversely affected if the site were to be developed – their rural location would be lost. The views of rolling countryside from within the village looking outwards would also be impacted by an extension to the built form of the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn because it would</p>

	extend the built form of the eastern edge of the village and the setting of listed buildings within a rural backdrop would be lost.
Can any issues be mitigated?	It would not be possible to mitigate impact on setting of listed buildings and on the setting of the Conservation Area.

Infrastructure <i>(ie. and potential to mitigate)</i>	
Highways access?	<p>Regarding sites in Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity 10,922 dwellings on 25 sites) the Highway Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Balsham Road would be acceptable to the Highway Authority.</p> <p>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 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- Fulbourn has a gas supply. As this is a site with less than 150 dwellings it is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - The Teversham waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In

	<p>their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 35 dwellings could generate a need for early years places and a maximum of 12 primary school places and 9 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>Fulbourn Health Centre – Haggis Gap (0.36miles) – Limited capacity. Needs replacing.</p> <p>Cherry Hinton Medical Centre Fisher’s Lane (2.05miles) – Limited – would need extending or replacing if large growth</p> <p>Cherry Hinton Surgery High Street (2.13miles) – Limited – Could join with Fishers Lane</p> <p>Cornford House Surgery Cherry Hinton Rd (2.92miles) - Limited – Extension to be funded by Bell School s106 agreement.</p>
<p>Any other issues?</p>	<p>The promoter has provided the following additional information</p> <p>The landowners are involved in ongoing discussions with the Accent Nene regarding the use of part of the proposed site as an ‘exception site’ for the provision of affordable housing. The 35 houses envisaged includes those which would be built as part of this development.</p> <p>The site is located adjacent to the existing village sports ground and provides a natural extension to the existing facilities which would provide a long term benefit to the local community in particular the local football club.</p> <p>The site is situated adjacent to the existing development framework boundary for the village and given that the site is already ‘enclosed’ by mature hedges would provide a natural residential extension with the minimum of disturbance to the landscape.</p> <p>Associated landscaping of the site will provide improved ecological and environment enhancements by creating additional wildlife corridors/ features.</p>
<p>Can issues be mitigated?</p>	<p>In part - Would need reinforcement of utility services serving the village. The sewage network is operating at capacity. Additional school places would be needed and health care facilities.</p>

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors	
Capacity	
Developable area	None (area if unconstrained 6.92ha)
Site capacity	277
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?	No
Site ownership status?	Two individual landowners.
Legal constraints?	<i>i.e. covenants, etc</i>
Is there market interest in the site?	The site has not been marketed but interest has been shown by a developer.
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?	Not applicable
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	Fulbourn
Site name / address	Land between Teversham Road and Cow Lane, Fulbourn.
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	180-240 dwellings with public open space
Site area (hectares)	6.14ha
Site Number	162
Site description & context	The site is located on the northern edge of Fulbourn south of the railway line from Cambridge to Ipswich. Beyond the railway line is open countryside. To the west are commercial uses and to the south and east residential. The site comprises of two enclosed fields.
Current or last use of the site	Grazing.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LDF 2008 Housing Shortfall Site 12 – Detailed assessment carried out on this site. Not proposed for housing. LDF 2006 Objection Site 35 Local Plan 2004, Inspector's Report (2002) – The Inspector concluded: 'I saw that it would be possible to develop this large site with only limited local visual impact, subject to careful design at the boundaries with the Conservation Area. In addition, I note that the land has been actively considered as a candidate for development at

	<p>a number of stages in the past including at the last Local Plan Inquiry' (paragraph 31.20).</p> <p>Local Plan 1993, Inspector's Report (1992) - The western part of the current site was proposed for development in the Council's draft Local Plan, but this was replaced by an alternative allocation by the Inspector (a site of former nurseries between Cambridge Road and Shelford Road that has subsequently been built). The report states: 'Both sites can be readily seen, but I consider that local topography, and especially the way in which the former nurseries lies below rising ground, would significantly reduce any prominence of buildings on that site. Considerations about distances from the village centre, additional traffic generation and suitability of roads to cater for it are, in my judgement, finely balanced, but I agree with the Parish Council and the local residents that development at Fulbourn 1 would have a substantially greater adverse effect upon the rural character of the site and its surroundings... The land to the east of Fulbourn 1 is open and has some affinity with the broad sweep of the countryside to the north and also with the land subject to the present policy Fulbourn 1. There would be a good case for including it in a larger combined allocation were I not to be recommending the substitution of an alternative site.'</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 in the Green Belt – it is white land. It is adjacent to 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>The site is located on the northern edge of Fulbourn south of the railway line from Cambridge to Ipswich. Beyond the railway line is open countryside. To the south and west are a mix of commercial uses and residential.</p> <p>The site comprises of two enclosed fields and is adjacent to Green Belt land.</p>
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 – The Conservation Area adjoins the southern boundary of the site. This part of the Conservation Area is focused on the pumping station and associated ponds and cart wash along the northern side of Cow Lane that were built from 1885 (opened in 1891) to supplement Cambridge City’s water supply. Adverse effect on setting of Conservation Area as loss of significant green space as backdrop and approach to Conservation Area. • Non-statutory archaeological site - The site is located on the north side of the historic village core. Evidence for Iron Age settlement is known to the west and for Roman settlement to the east. 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 - Area Tree Protection Order north of Poorwell Water covers the south east section of the site. Area TPO in the grounds of the pumping station adjoins to the south west. • Protected Village Amenity Area – two protected areas adjoin the southern boundary of the site • Presence of protected species - Greatest impact likely to arise through a combination of habitat loss, change and disturbance. This site has range of habitats currently associated with it and development would need to be carefully laid out to protect and enhance. • Agricultural land of high grade – Grade 2 for northern third of site, remainder is urban.
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 1 • Land contamination - Site is adjacent to current industrial/ commercial use and railway line and may need investigation. This can be dealt with by condition. • Noise issues: - Industrial and Railway Transport & Industrial Noise & Odour The North-West of the site is bounded by medium sized industrial type units at Breckenwood Road of Teversham Road. Gatewood Joinery is an Architectural Joiner Manufacturer engaged in the manufacture and installation of bespoke joinery. P&R Coachworks undertake vehicle bodywork and repair. Both of these businesses have the potential to generate solvent type smells / odours associated with aerosol paint spraying or similar and associated industrial type noise has the potential to

cause noise nuisance. P & R Coachworks have a spray booth with ventilation stacks that discharge to the rear, adjacent to this site. Due the level of operation neither of these businesses requires permitting under and Pollution Prevention Control Regulation.

A Cass Allen PPG 24 Noise Survey & Assessment has been submitted as additional Information. The report correctly identifies that plant and activities associated with Gatewood Joinery and P&R Coachworks generate high noise levels at the NW edge of the site. However we disagree with the noise impact assessment used to determine the suitability of the site as residential. We do not agree with the conclusions and that a noise insulation condition on its own can provide an adequate level of protection to residential against noise. Officers have witnessed noise (including specific tonal noise elements / frequencies across the site from the industrial noise) and odour levels that are likely to be considered statutory nuisances to at least half or more of the proposed site. Noise and odour are obvious material considerations in terms of health and well-being and providing a high quality living environment. An odour impact assessment may be required.

It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment and it is very difficult to abate off site odour sources effectively. Noise insulation / mitigation and odour abatement measures are likely to be required off-site at the industrial units (noise attenuation to plant and upgrade in noise insulation of buildings) to make the western half of the site suitable for residential use. It is also uncertain if these would be effective and such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required, but there are no guarantees that mitigation can be secured / provided. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.

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 and odour constraints are thoroughly investigated and duly considered / addressed by undertaking odour and noise impact / risk assessments and consideration is given to possible on site and the technical feasibility of off site mitigation in accordance with PPG 24 Planning and Noise and associated guidance.

There are also industrial / commercial type units to east of the site at Cox's Drove that may need to be checked in terms of their planning uses etc but these are a low to medium risk in terms of adverse noise impact.

	<ul style="list-style-type: none">• Railway Noise and Vibration to North The North of the site is also bounded by an operational railway line. However it is likely that such a railway noise and vibration transport source can be abated to an acceptable level with careful building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm and special foundation design may be required. May have impact on proposed density.• Drainage issues - There is a high water table in the general area. There have been serious flooding incidents in Thomas Road to the west. A pumped land drainage system was recently installed to prevent flooding of the area from a combination of high groundwater and heavy periods of rainfall. Environmental Health advised that it was not possible to conclude that viable flood mitigation / attenuation measures such as pumped drainage or attenuation ponds can be provided and the site may even have to be elevated to deal with flooding. Information was provided when the site was considered in 2008 as a potential site in the Housing Shortfall assessments. The representor submitted further evidence on the drainage issue which has been resubmitted with the Call for Sites questionnaire. It states that there is a risk of groundwater levels at the site reaching, or being close to, the existing ground level. Such a situation would have an effect on the construction methods and could potentially affect the built development if mitigation measures were not included in the development proposals. It considers that the impact of any surface expression of groundwater can be mitigated through raising finished floor levels and setting access thresholds above the existing ground level. However, a high groundwater level can also affect surface water drainage systems and hence the design of such systems will need to reflect this. The representors concluded that the risk from groundwater flooding alone would not prevent residential development in this location, albeit that the mitigation measures and space required for the surface water drainage components would influence the master plan. The additional evidence has been reviewed by the Environment Agency. They advise that it relies on historic information provided by the Agency, which identifies a high water table at the proposed location, and there is a high probability of periodic groundwater flooding occurring at the site. The Environment Agency recommends that the site not be allocated unless it can be demonstrated that this risk can be mitigated to their satisfaction. This would require site specific investigations to be undertaken in order to establish the actual hydrogeological conditions that are on site. Further groundwater level monitoring would be required, as the existing 40-year-old record, spanning a
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	<p>year, cannot be considered to represent the potential range. This monitoring would need to address seasonal and inter-annual fluctuation of the water table. With the presence of groundwater flood risk it is not sufficient to simply accept the inclusion of higher floor levels for new development. The impact on third parties off site must also be considered.</p>
<p>Townscape and landscape impact?</p>	<p>Fulbourn is located in the chalklands just to the south of the Fens. It is one of the inner necklace villages around Cambridge City. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the landscape setting of the village as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn. To the south and west of the village the land rises to Lime Pit Hill which forms part of the Gog Magog hill group. To the east the land is more enclosed with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside.</p> <p>The site is bounded by the railway line to the north – the presence of this northern boundary to the village is identified as a key attribute in the SCVCS. Views of the open countryside beyond the railway north from the site are restricted by this barrier.</p> <p>The edge of the village to the south of the site is soft and well defined according to the SCVCS with mature woodland and low density development adjoining the open fields that form the site.</p> <p>There are limited opportunities to view the site from the surrounding area since there is a mix of development of houses and commercial buildings along with well-established trees with hedgerows screening the fields. From Coxs Drove on the eastern edge of the site the commercial units on this road look directly over the site and offer an open view of the eastern flat field which forms part of the site. A dense treed hedgerow divides the site. From Teversham Road in the west where the site adjoins this road there is limited views across the western part of the site which is a flat enclosed field that is well screened.</p> <p>The southern boundary of the site adjoins the historic area of Fulbourn which is within the Conservation Area. There are groups of mature trees along Cow Lane which are protected and contribute to the street scene by creating a green character to the area. The SCVCS includes such trees within its list of key attributes for Fulbourn. Development of the site would impact of the setting of this area.</p>

	Development of this site would have a neutral effect on the landscape setting of Fulbourn because the site is so well screened from the residential and commercial buildings that surround it on three sides with the railway forming a barrier to the north.
Can any issues be mitigated?	Would need for further assessments of impact of noise from adjoining users. Environment Agency has indicated that any measures to mitigate the high water table would need their approval.

Infrastructure <i>(ie. and potential to mitigate)</i>	
Highways access?	<p>Regarding sites in Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity 10,922 dwellings on 25 sites) the Highway Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on to Teversham Road but not on to Coxs Drove would be acceptable to the Highway Authority.</p> <p>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 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 – Fulbourn has a gas supply and since this is site greater than 150 dwellings it is likely to need large system reinforcement. • Mains sewerage - The Teversham waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	The promoter has submitted a detailed report about groundwater.

<p>School capacity?</p>	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 240 dwellings could generate a need for early years places and a maximum of 84 primary school places and 60 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>Fulbourn Health Centre – Haggis Gap (0.36miles) – Limited capacity. Needs replacing.</p> <p>Cherry Hinton Medical Centre Fisher’s Lane (2.05miles) – Limited – would need extending or replacing if large growth</p> <p>Cherry Hinton Surgery High Street (2.13miles) – Limited – Could join with Fishers Lane</p> <p>Cornford House Surgery Cherry Hinton Rd (2.92miles) - Limited – Extension to be funded by Bell School s106 agreement.</p>
<p>Any other issues?</p>	<p>The promoter has provided the following additional information</p> <p>The issues which face development of the site are no different from any other site and are considered conventional and do not represent constraints which would be a fundamental bar to development. The site presents an ideal opportunity to deliver additional housing within Fulbourn, integrating that housing with the existing form of the village and in addition delivering affordable housing and recreational opportunities. Matters regarding landscape, visual impact, relationship with Fulbourn, drainage and transportation are assessed in detail in the reports which accompany the Call for Sites Questionnaire. Whilst the accompanying reports are dated 2007, they deal with factual matters which remain unchanged at this time. Commentary within the reports in relation to Planning Policy matters is clearly not a matter for consideration through the Call for Sites process.</p> <p>The Call for Sites Questionnaire is, therefore, accompanied by the following documents:</p> <ul style="list-style-type: none"> • Site Location Plan • Letter of Agreement • Planning and Landscape Report • Transportation and Drainage Report • Noise Report

	<ul style="list-style-type: none"> Ecology Assessment
Can issues be mitigated?	In part - Would need reinforcement of utility services serving the village. The sewage network is operating at capacity. Additional school places would be needed and health care facilities.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	3.07ha (Reduced area to mitigate noise and flooding problems relating to site.)
Site capacity	123
Density	40dph

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?	Castlefield International Ltd in the care of Hutchison Whampoa Properties (Europe) Ltd
Legal constraints?	No
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 2011-16

Are there any market factors that would significantly affect deliverability?	Not known at this time
Are there any cost factors that would significantly affect deliverability?	Not known at this time.
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	Fulbourn
Site name / address	Land at Court Meadows House , Balsham Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (would be dependent on Site 136 being allocated since this site is not adjacent to the framework but is beyond site 136)
Description of promoter's proposal	250 dwellings with community facilities, public open space and a limited amount of retail (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)	13.84
Site Number	213
Site description & context	<p>The site is on the eastern edge of Fulbourn to the north of Balsham Road, separate from the village by fields. There is residential to the north west along Stonebridge Lane and an individual house adjoining Balsham Road to the west of the site. There is open countryside adjoining all other boundaries</p> <p>The site comprises of two fields divided by a track (Hind Loder) that links Balsham Road to Stonebridge Lane. There is an agricultural building in the south eastern corner of the site.</p> <p>The site is adjacent to Site 136.</p>
Current or last use of the site	Arable
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No

Planning history	<p>2008 LDF Housing Shortfall – Site 30 - Site considered and rejected 2007 – Objection Site 36 – Considered as housing site.</p> <p>2004 Local Plan – Inspector considered the site and stated ‘...the site comprises arable farmland in open countryside detached from the built-up area of the village. Strategic options for longer-term growth will be considered in the context of the Structure and Local Plan reviews. There is certainly no present exceptional reason to exclude the land from the Green Belt.’ (Para 31.11 Inspector’s report 2002)</p>
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 Maintains and enhances the quality of Cambridge’s setting Prevents coalescence between settlements and with Cambridge</p> <p>Function with regard to the special character of Cambridge and it’s setting: The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character</p> <p>Site falls within an area where development would have an adverse impact on the GB purposes and functions. Fulbourn is identified as an inner necklace village in the LDA study 2002 within an area of townscape/ landscape that is an integral part of the city and its environs but lacks individual distinction and does not play a significant contribution to the setting of the city. (Drawing 1641LP/08). The site is within the Fulbourn Eastern Fen Edge which is an area of gently rolling arable farmland providing a rural setting to Fulbourn. The site assists in providing a separation between Fulbourn and Stow cum Quy and retains a strong rural character linking to open countryside.</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 – To the east of the site there is a band of land within flood zone 3 – approximately a fifth of the area. • Minerals and Waste LDF designations – three quarters of the northern part of the site is within a safeguarding area for sand and gravel

<p>Tier 1 conclusion:</p>	<p>The site is on the eastern edge of Fulbourn to the north of Balsham Road, separate from the village by fields. The site comprises of two fields divided by a track (Hind Loder).</p> <p>Approximately a fifth of the site is in flood zone 3 and three quarters of the site within a safeguarding area for sand and gravel in the Minerals and Waste LDF.</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 <i>(ie. include potential to mitigate)</i></p>	
<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Conservation Area – the conservation area boundary adjoins the north west boundary of the site. Major adverse effect on setting of conservation area and village due to prominent position of site on approach into Fulbourn. • Listed Buildings - 4 to 14 Stonebridge Lane are Grade II listed buildings north west of the site. Nos. 16 Stonebridge Lane adjoins the boundary of the site. Major effect on settings of listed buildings along Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties . • Non-statutory archaeological site - The site is located adjacent to the medieval site Shardlowe's Moat.(north of Stonebridge Lane). Cropmarks to the east suggest settlement of Roman date. 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 – for the full length of Hind Loders (track) there are protected trees. • Public Rights of Way – the site is divided by a track / byway – Hind Loders which links Balsham Road to Stonebridge Lane to the north. • Presence of protected species - Greatest impact likely to arise through the loss of open grassland which may be of value as foraging habitat for bats and badgers. Fulbourn Nature Reserve

	<p>is relatively nearby (600metres) to the north of the site.</p> <ul style="list-style-type: none"> • Agricultural land - Vast majority is Grade 2 with only small part of site as urban
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Noise issues - No obvious / apparent adverse noise related issues, therefore no objection in principle. • Flooding and drainage issues - A known flood zone 2 & 3 crosses this site.
<p>Townscape and landscape impact?</p>	<p>Fulbourn is located in the chalklands just to the south of the Fens. It is one of the inner necklace villages around Cambridge City. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the landscape setting of the village as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn. To the south and west of the village the land rises to Lime Pit Hill which forms part of the Gog Magog hill group. To the east the land is more enclosed with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside.</p> <p>The site is located on the approach road into the village from Balsham. The SCVCS describes this as a narrow approach with the road bordered by trees and hedgerows providing a setting for Fulbourn surrounded by woods. There is a mature hedge along the whole length of where the site adjoins the Balsham Road and the village is fully screened. Development of the site would create a significant impact by extending the built form of the village eastwards. The site does not link to the existing village but is separated by a field width.</p> <p>The protected trees along Hind Loders provide an important wooded feature in the landscape and screen views across the site.</p> <p>The listed buildings in Stonebridge Lane look south-eastward over the site and the setting of all these properties would be adversely affected if the site were to be developed – their rural location would be lost.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn because it would extend the built form of the eastern edge of the village and the setting of listed buildings within a rural backdrop would be lost.</p>

Can any issues be mitigated?	No
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Infrastructure	
Highways access?	<p>Regarding sites in Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity 10,922 dwellings on 25 sites) the Highway Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Balsham Road 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 - 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 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 – Fulbourn has a gas supply and as this is a large site over 150 dwellings it is likely that it will require greater system reinforcement than smaller sites. • Mains sewerage - The Teversham waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided

School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 250 dwellings could generate a need for early years places and a maximum of 88 primary school places and 63 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>Fulbourn Health Centre – Haggis Gap (0.36miles) – Limited capacity. Needs replacing.</p> <p>Cherry Hinton Medical Centre Fisher’s Lane (2.05miles) – Limited – would need extending or replacing if large growth</p> <p>Cherry Hinton Surgery High Street (2.13miles) – Limited – Could join with Fishers Lane</p> <p>Cornford House Surgery Cherry Hinton Rd (2.92miles) - Limited – Extension to be funded by Bell School s106 agreement.</p>
Any other issues?	<p>The promoter has provided the following additional information –</p> <p>The site is large enough to provide a meaningful contribution of housing, within a village that is ideally placed to accommodate such growth, and by reason of its size is able to deliver complimentary non-residential uses such a community facilities, open space and a limited amount of retail.</p>
Can issues be mitigated?	<p>In part - Would need reinforcement of utility services serving the village. The sewage network is operating at capacity. Additional school places would be needed and health care facilities.</p>
Does the site warrant further assessment?	<p>No</p>

Tier 3: Site Specific Factors	
Capacity	
Developable area	None (area if unconstrained 5.54ha)
Site capacity	221

Density	40dph
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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?	Ownership is in a trust.
Legal constraints?	no
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 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?	

<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	Fulbourn
Site name / address	Land off Home End Fulbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	18 dwellings
Site area (hectares)	0.52
Site Number	214
Site description & context	<p>The site is on the eastern edge of Fulbourn east of Home End. It is adjacent to the village hall, recreation ground and scout hut. There are offices and warehouses on land opposite the site on Home End.</p> <p>The site comprises of a grass field bounded by hedge / post and rail fencing.</p>
Current or last use of the site	Vacant grass land
Is the site Previously Developed Land?	Yes / No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>2008 LDF – Housing Shortfall –Site 29 - site considered and rejected. 2006 LDF – Objection site 33</p> <p>2004 – Local Plan – the inspector has stated ‘...the undeveloped nature of the objection site contributes to the character and appearance of this part of the Conservation Area. The land also affords views towards the recreation ground and the rural area beyond, thus justifying the ICF designation. In my view there are no exceptional circumstances to warrant removal of the site from the Green Belt.’</p>
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 Maintains and enhances the quality of Cambridge's setting Prevents coalescence between settlements and with Cambridge</p> <p>Function with regard to the special character of Cambridge and it's setting: The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character</p> <p>Site falls within an area where development would have an adverse impact on the GB purposes and functions. Fulbourn is identified as an inner necklace village in the LDA study 2002 within an area of townscape/ landscape that is an integral part of the city and its environs but lacks individual distinction and does not play a significant contribution to the setting of the city. (Drawing 1641LP/08). The site is within the Fulbourn Eastern Fen Edge which is an area of gently rolling arable farmland providing a rural setting to Fulbourn. The site assists in providing a separation between Fulbourn and Stow cum Quy and retains a strong rural character linking to open countryside.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<p>No</p>
Tier 1 conclusion:	<p>The site is on the eastern edge of Fulbourn east of Home End. It is adjacent to the village hall, recreation ground and scout hut.</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?	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – two thirds of the western part of the site is within the Conservation Area. Major adverse effect on Conservation Area due to loss of prominent and important open green space, playing fields and countryside views. • Listed Buildings –to the north west of the site is 2 Home End – Grade II listed (10metres); 8 and 15 Home End are Grade II listed to the south of the site (30metres); 2 Stonebridge Lane is Grade II to the east (65metres) Adverse effect on settings of listed buildings in Home End and in views of Village Hall (a Heritage Asset and positive building within Conservation Area). • Non-statutory archaeological site - The site is located on the southern side of the historic village core. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Important Countryside Frontage – there is an ICF along the western edge looking across the site. • Presence of protected species - No significant biodiversity impact considered to result from development of this site.
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2 • Noise issues - Recreational & Commercial / Entertainment. The site will be immediately adjacent to an existing skateboard park, play equipment and general recreation ground and guide & scout club buildings. The site is also adjacent to Townley Memorial Hall, Home End and a Community Facility / Building (Fulbourn Sports & Social club) which hold entertainment type events such as music and theatre / plays. Such short distance separation between a skateboard park and residential is unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by skateboard park eg high-level impact noises etc likely to be moderate to major significant noise related issues. Could be developed if skate park was removed or relocated by s106 obligation or similar mitigation measures and subject to careful design and layout. In addition any entertainment noise at Townley Hall would need assessment and insulation works at Hall may be required by s106 obligations or similar. Site should not be allocated until these issues have been considered and mitigation options feasibility etc. • Flooding and drainage issues - There have been 2 reports of flooding in Home End close to this site in 2007/8 associated with highway drain. No known flood zones near the site.

<p>Townscape and landscape impact?</p>	<p>Fulbourn is located in the chalklands just to the south of the Fens. It is one of the inner necklace villages around Cambridge City. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the landscape setting of the village as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn. To the south and west of the village the land rises to Lime Pit Hill which forms part of the Gog Magog hill group. To the east the land is more enclosed with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside.</p> <p>The site is located next to the recreation ground which is identified in the SCVCS as forming a transition between the village and the arable fields beyond. To the north of the site is the wooded parkland of Fulbourn Manor which has a rural character. The edge of the site from Home End has been identified as an important countryside frontage and from the site there are views across the recreation ground to the countryside beyond. Development of the site would result in the loss of this frontage view and a loss of an area with a rural character located within the village.</p> <p>Home End has a number of listed buildings along it. 2 Home End looks out over the site and also across towards Fulbourn Manor. The setting of these buildings would be adversely affected if the land were to be developed.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn because it would reduce the transitional area including the recreation ground on this edge of the village and the setting of listed buildings nearby would be adversely affected.</p>
<p>Can any issues be mitigated?</p>	<p>It should be possible to mitigate with careful design the impact of noise from the adjoining recreation area and skate park.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity 10,922 dwellings on 25 sites) the Highway Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</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 – Fulbourn has a gas supply. As this is a small site below 150 dwellings it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - The Teversham waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
<p>Drainage measures?</p>	<p>No FRA</p>
<p>School capacity?</p>	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 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>
<p>Health facilities capacity?</p>	<p>Fulbourn Health Centre – Haggis Gap (0.36miles) – Limited capacity. Needs replacing.</p> <p>Cherry Hinton Medical Centre Fisher’s Lane (2.05miles) – Limited – would need extending or replacing if large growth</p> <p>Cherry Hinton Surgery High Street (2.13miles) – Limited – Could join with Fishers Lane</p> <p>Cornford House Surgery Cherry Hinton Rd (2.92miles) - Limited – Extension to be funded by Bell School s106 agreement.</p>

Any other issues?	The promoter has provided the following additional information – It is considered that additional dwellings sites should be provided permitting logical extensions to the village framework. The land off Home End is surrounded by development on three sides either parking associated with the recreational ground immediately to the rear. The site is ideally placed to accommodate development, being well integrated into the village. The site, by reason of its size has no capacity to facilitate public transport or community facility improvements, but can provide much needed housing (including affordable).
Can issues be mitigated?	In part - Would need reinforcement of utility services serving the village. The sewage network is operating at capacity. Additional school places would be needed and health care facilities.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0,47ha)
Site capacity	19
Density	40dph

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?	Land is in a trust.
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.

When would the site be available for development?	The site is available immediately.
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Achievability	
Phasing and delivery of the development	The first dwellings could be completed on site 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?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>his 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	Fulbourn
Site name / address	Bird Farm Field, Cambridge Road, Fulbourn
Category of site:	Rural Centre
Description of promoter's proposal	Approximately 150 dwellings
Site area (hectares)	5.67 ha.
Site Number	245
Site description & context	<p>The site lies to the north of Cambridge Road and west of Caraway Road on the south western edge of Fulbourn. The site adjoins residential development to the north and east and agricultural land surrounds the site to the west and south. The site comprises a large area of agricultural land. There are high hedgerows along the road frontage to the south and separating the adjoining field to the west, but the patchy hedgerows along the residential boundaries. The site is open to wider views across to the south and east in an area of gently rolling countryside.</p> <p>Note: this site adjoins sites 108 to the west and 037 to the south.</p>
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>Various planning applications for residential development (C/0168/67/O, S/1044/80/O, S/0355/79/O, C/0599/72/O, C/0038/53/) have been refused for being in the Green Belt and outside the village. Development of the type proposed would progressively detract from the open and rural appearance and character of the area. The site is on high ground, visible from surrounding areas, and dwellings on it would be conspicuous. The development, if permitted, would be too large an extension to the village and would adversely change its character. MAFF considers the land should be retained in agricultural use because of its high quality (Grade 2). Caraway Road was</p>

	deemed unsuitable for the quantity of traffic and access onto Mill Hill would prejudice free flow of traffic.
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"> • Key views of Cambridge from the countryside (<i>site forms part of the key elevated view towards Cambridge from Fulbourn</i>) • Designated sites and other features contributing positively to the character of the landscape setting • 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 a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies Fulbourn Hospital as a distinctive / memorable feature in the setting of Cambridge and key elevated panoramic views to Cambridge. Cambridge Road is an important approach to the city. It describes the open countryside between Cherry Hinton and Fulbourn as an area of landscape close to the city to be safeguarded. Views towards the historic core should be considered in any new development and, where possible, they should be retained or framed through the creation of new vistas (page 80).</p> <p>The Buchanon Cambridge Sub-Region Study (2001) identifies the site as being in an area with no or very limited potential development capacity. Development to the south of Fulbourn Hospital would create physical and visual coalescence between city and Fulbourn. Open chalkland landscape has low capacity to accommodate development.</p> <p>The David Brown Landscape Design Green Belt Landscape Setting Study (1998) identifies this site as within the Gog Magog Hills landscape character area, which it describes as making a substantial contribution to the setting of Cambridge as the area contains important viewpoints from which panoramic views of Cambridge can be obtained. Fine views over Cambridge, and over the surrounding countryside, are available from this area. The area is widely visible</p>

	and prominent in many local views and therefore highly sensitive to change, be it development or misplaced tree planting. (page 23)
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 agricultural site lies to the north of Cambridge Road and west of Caraway Road on the south western edge of Fulbourn, 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 • Key views of Cambridge from the countryside (site forms part of the key elevated view towards Cambridge from Fulbourn) • Designated sites and other features contributing positively to the character of the landscape 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"> • Conservation Area – the Fulbourn Hospital Conservation Area lies approximately 765m to the west and Fulbourn Conservation Area 100m to the north. • Listed Buildings – Grade II Listed windmill lies approximately 245m to the south east. Adverse effect on setting of windmill due to loss of its significant countryside setting. • Non-statutory archaeological site - Cropmarks show the location of enclosures of probable late prehistoric or Roman date in the area. Further information would be necessary in advance of any planning application for this site. <p>The site forms an important part of the setting of a Grade II Listed windmill and part of the wider setting of two Conservation Areas. However, with careful design it may be possible to mitigate any</p>

	<p>impact on the wider historic environment with a smaller scale of development to the east.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features - Greatest impact likely to be from the general loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. • 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 wider natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – the whole of the site lies within Zone 1. • Noise issues - The South of the site is bounded by the busy Cambridge Road. 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. 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. • Flooding and drainage issues (e.g. localised flooding from ground and surface water) - There has been one reported incident of flooding in Caraway Road close to the north of the site in 2009.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Fulbourn as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn and Little Wilbraham Fens. To the south and west of the village the land rises to the prominent ‘dome’ of Lime Pit Hill, which forms part of the Gog Magog hill group. To the east the land is more enclosed, with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside. In particular, there are distant views from the southern approaches to Lime Pit Hill. In the west the landscape setting is of a gradually rolling landscape, with views to Fulbourn Hospital and the windmill, which are prominent features. The southern and western edges are well defined but harsh with housing estates abutting large open arable fields.</p> <p>The proposed site lies in the ‘East Anglian Chalk’ Landscape Character area. The landscape is open and rolling, with a series of hilltops and ridges running from south west to north east, with many roads tracks and rights of way following this orientation. The high slopes often have a clear horizon of grassland or grain crops,</p>

	<p>separated by hilltop woodlands extenuating the landform. Huge views are available to the north, over Cambridge and beyond to the fen edge. These views are particularly notable from the high points of the Gog Magog hills to the south. The field pattern is regular large and very large fields divided by hedges and shelterbelts, which are sometimes lost in the folds of the landform, making fields appear even larger. The Area is rich in history and features such as Wandlebury Rings and The Fleam Dyke.</p> <p>The site is adjoins the south western edge of Fulbourn and development would adjoin residential properties to the north and east. The land is higher than the adjoining residential properties, which would make it would be difficult to integrate development into the built form.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the adverse impacts of development in this very visible location.</p>
Can any issues be mitigated?	<p>No. Significant adverse historic environment, townscape and landscape impacts due to the very visible location, 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 and flooding.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Cambridge Road only 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>
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

	<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 – Fulbourn has mains gas supply and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – The Teversham STW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 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 and a maximum of 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 provision of new schools.</p>
Health facilities capacity?	The nearest doctors surgeries are in Cherry Hinton Road, Cambridge and Cherry Hinton with limited spare capacity but capacity to expand.
Any other issues?	
Can issues be mitigated?	Yes, with significant upgrades to local infrastructure, including highways, utilities, school and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (2.84 ha if unconstrained)
Site capacity	113 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 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. Proposals have not yet reached an appropriate stage at which to identify a developer.
When would the site be available for development?	The site is not available immediately.

Achievability

Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16. • Phasing – 50 dwellings 2011-16, 100 dwellings 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?	
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	Gamlingay
Site name / address	Land at Mill Road, Gamlingay
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
Site area (hectares)	1.18
Site Number	093
Site description & context	A field bounded by hedges on the southern edge of the village. Residential development to the north, west and east. Pond to western edge with trees, scrub and rough pasture.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None relevant
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?	None.
Tier 1 conclusion:	A field bounded by hedges on the southern edge of the village not subject to strategic considerations that have the potential to make the site unsuitable 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- Site adjoins Conservation Area at its eastern edge. Important frontage and prominent in approach to CA and village. • Listed Buildings - A number of Grade II Listed Buildings lie opposite on the eastern side of Mill Street. Adverse effects on settings of LBs along Mill Street and Honey Hill. • Non-statutory archaeological site - The site is located on the south side of the historic village core. 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"> • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.

Physical considerations?	<ul style="list-style-type: none"> • Topography issues – The field is at a higher level than Mill Road. Access from the rear of the site via Wooton Field is possible where a road spur exists.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>There are wide views north to the village from Potton Road over the large field to the south of the site which extends all the way to Millbridge Brook, with new housing visible in the distance above hedgerows. The open field to the south of the site provides the most visible element of the immediate setting for Gamlingay when approaching from the south. Arrival in the village being marked by the distinctive Listed Building at the corner of Mill Lane and Honey Hill (61 Mill Street aka 6 Honey Hill).</p> <p>Development of this site would not have a material effect upon the landscape setting of Gamlingay. The landscape setting to the south would remain generally unchanged subject to retention of hedgerows and trees.</p>
Can any issues be mitigated?	<p>Yes. With careful design it should be possible to mitigate identified issues by retention of hedgerows and trees and site layout to mitigate adverse impacts upon the settings of Listed Buildings on Honey Hill and Mill Street.</p>

Infrastructure	
Highways access?	<p>A junction located on Mill Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. Access from the rear of the site via Wooton Field would appear to be more practical where a road spur already exists. However Wooton Field is not entirely public highway as highway boundary terminates at the boundary of number 9.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network expected. • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir 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 a new storage reservoir,

	<p>tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Gamlingay is on the national gas distribution grid. • Mains sewerage - There is capacity at the Gamlingay 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.
Drainage measures?	No FRA. No reported flooding incidents.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 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 places and secondary school places. After allowing for surplus school places, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None
Can issues be mitigated?	Yes. 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. The development of this site would generate a need for early years places, primary places and secondary school places. After allowing for surplus school places, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors	
Capacity	
Developable area	0.80 ha
Site capacity	24 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?	Trinity College, Cambridge
Legal constraints?	None
Is there market interest in the site?	Whilst the site has not been marketed there has been interest from a developer.
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 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	
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	Gamlingay
Site name / address	Green End Industrial Estate, Green End, Gamlingay
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 140 dwellings with employment, community facilities and public open space
Site area (hectares)	4.09
Site Number	117
Site description & context	An industrial site with a number of large commercial buildings, with open storage areas, and staff and commercial vehicle parking. A small number of residential properties are located on the site close to the main entrance and to Cinques Road. Bounded by residential on three sides and the grounds of a primary school to the east. The site extends to Cinques Road at its northernmost point.
Current or last use of the site	Industrial Estate.
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	Extensive planning history relating to its employment use. A planning application for the development of the site for 140 dwellings was withdrawn in 2009 reference S/2169/08/O. This application was accompanied by extensive evidence. A similar application for residential development was withdrawn in 1964.
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?	None.
Tier 1 conclusion:	An industrial site with a number of large commercial buildings, with open storage areas, and staff and commercial vehicle parking. A small number of residential properties are located on the site close to the main entrance and to Cinques Road.
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 – Southern part of eastern edge of site adjoins a Conservation Area. • Listed Buildings – The adjacent Gamlingay First School and 10 Green End listed Grade II. Potential for enhancement of former industrial site subject to entrance treatment and views on axis along street. • Non-statutory archaeological site - The site is located to the west of the historic village core. Archaeological investigations to the east have identified evidence for Saxo-Norman 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"> • Protected Village Amenity Area- Site adjoins PVAA to the east. • Public Rights of Way – PROW crosses the site from Maple Court in the west to Green End in the east. • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and

	<p>crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Note this is an urban brownfield site.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Moderate risk of contamination and recommend site investigation. This could be dealt with by condition. • Noise issues – Site has a history of causing noise nuisances to nearby residential. Residential development could result in a significant positive benefit to the existing noise environment. • Drainage & Flooding- There has been one reported incident of flooding in Cinques Rd, approx 72m from the eastern boundary of site in 2005.
Townscape and landscape impact?	<p>This site lies close to the village centre and has been enclosed by built development as Gamlingay has grown around it. Modern suburban housing bounds the site to the west, housing of mixed ages to the north and south along Cinques Road and Greenend, whilst to the east the site is bounded by the Gamlingay First School and its grounds.</p> <p>The site is primarily occupied by a wide variety of commercial buildings of no townscape merit. Redevelopment has the potential to improve vehicular and pedestrian permeability, and improve the townscape in this part of the village.</p>
Can any issues be mitigated?	<p>Yes, with careful design it should be possible to mitigate identified issues.</p>

Infrastructure	
Highways access?	<p>A junction located on Cinques Road or Green End 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 expected • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir Distribution Zone to supply the number

	<p>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 – Gamlingay is on the national gas distribution grid. • Mains sewerage - Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA. No reported flooding incidents on site.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 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, 49 primary places and 35 secondary school 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. The site lies in close proximity to the primary School and could potentially provide additional playing fields for that school were it to be acceptable to expand that school on its existing site.</p>
Health facilities capacity?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
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. 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 primary School and could potentially provide additional playing fields for that school were it to be acceptable to expand that school on its existing site.

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

Capacity	
Developable area	3.07 ha
Site capacity	92 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?	No
Site ownership status?	There are 3 landowners. No known ownership constraints.
Legal constraints?	None
Is there market interest in the site?	The site has attracted developer interest but has not been marketed as a development site.
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 (2013)

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16 • Phasing- 70 dwelling completions 2011-16, and 70 dwelling completions 2016-21.
Are there any market factors that would significantly affect deliverability?	None known

Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>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	
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	Gamlingay
Site name / address	Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development for 120 dwellings
Site area (hectares)	4.64
Site Number	168
Site description & context	Large arable field to the north west of the village, bounded by hedges with a number of trees embedded in the hedgerows. Adjoins residential to the east.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development 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	The site is not within the Green Belt.
Is the site subject to any	None.

other considerations that have the potential to make the site unsuitable for development?	
Tier 1 conclusion:	Large arable field to the north west of the village, bounded by hedges with a number of trees embedded in the hedgerows
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 - Adverse effect on former farmstead settings of LBs Park Farm group (Grade II) and 1&3 The Cinques (Grade II), but at distance. Non-statutory archaeological site - The site is located in an area of agricultural field systems associated with the medieval settlement of Gamlingay. There is also evidence for medieval buildings 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"> Public Rights of Way – PROW (Park Lane) runs along the south-western edge of the site. Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design
Physical considerations?	<ul style="list-style-type: none"> Land contamination - There is a small area of filled land just north of this site. This could be dealt with by condition.

Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The hedgerows and trees on this site provide a soft green edge to the village.</p> <p>Development of this site would have an adverse impact on the landscape setting of Gamlingay by reducing the transitional area of small fields, hedgerows and trees and by the introduction of a promontory of built development into the countryside. The upper floors of houses would be visible above retained hedgerows to the detriment of the rural character of the area.</p>
Can any issues be mitigated?	In part, it would not be possible to effectively mitigate landscape impacts.

Infrastructure	
Highways access?	The proposed site does not appear to have a direct link to the adopted public highway. The call for Sites questionnaire states that access is achievable from Greenacres and there does appear to be scope to create an access road onto the site.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network expected • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir 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 a new storage reservoir, tower or booster plus associated mains. • Gas – Gamlingay is on the national gas distribution grid. • Mains sewerage - Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage	No FRA. No reported flooding incidents.

measures?	
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 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, 42 primary places and 30 secondary school 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.</p>
Health facilities capacity?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None.
Can issues be mitigated?	In Part. There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. 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?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None. (3.48 ha if unconstrained).
Site capacity	104 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?	Landowner. No ownership constraints.
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?	Site access?
Could issues identified be overcome?	Not known.
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</p>

	<p>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>
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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	Gamlingay
Site name / address	Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development for 48 dwellings
Site area (hectares)	1.88
Site Number	170
Site description & context	A field bounded by hedges with scattered trees on the field and in the hedgerows, located to the south west of the village. Adjoins residential to the north east from which it is separated by a stream. Bounded by heath to the south.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	No relevant history
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?	None.
Tier 1 conclusion:	A field bounded by hedges with scattered trees on the field and in the hedgerows, located to the south west of the village.
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 - Adverse effect on separation of hamlets of Dennis Green and Green End. Adverse effect on setting and separation of LB 1 Dennis Green (Grade II) and its rural backdrop. • Non-statutory archaeological site - The site is located to the west of the historic village core. Archaeological investigations to the east have identified evidence for Saxo-Norman 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"> • Public Rights of Way – PROW (Park Lane) runs along the western edge of the site. Ordnance Survey mapping shows an unmarked path running across the site from Park Lane towards Greenacres. • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity

	value have been protected or adequately integrated into the design
Physical considerations?	None.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The hedgerows and trees on this site provide a soft green edge to the village.</p> <p>Development of this site would have an adverse impact on the landscape setting of Gamlingay by reducing the transitional area of small fields, hedgerows and trees and by the introduction of a promontory of built development into the countryside. The upper floors of houses would be visible above retained hedgerows to the detriment of the rural character of the area.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	A junction located on to Green Acres would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network expected • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir 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 a new storage reservoir, tower or booster plus associated mains. • Gas – Gamlingay is on the national gas distribution grid. • Mains sewerage - Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-

	development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.
Drainage measures?	No FRA. No reported flooding incidents.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 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, 17 primary places and 12 secondary school 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.</p>
Health facilities capacity?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None
Can issues be mitigated?	<p>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.</p> <p>Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. 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>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.27 ha if unconstrained).
Site capacity	38 dwellings

Density	30 dph net
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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?	Landowner – Merton College. No ownership constraints.
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 identified issues
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</p>

	<p>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>
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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	Gamlingay
Site name / address	Land off Grays Road, Gamlingay
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development for 130 dwellings
Site area (hectares)	4.32
Site Number	171
Site description & context	Part of a very large arable field to the north west of the village. Adjoins residential to the west and south west. Bounded by hedges containing a small number of trees. Adjoins site 172.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development 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	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 very large arable field to the north west of the village. Bounded by hedges containing a small number of trees.
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 ridge and furrow traces of medieval agriculture in the area. Recent aerial photographs suggest that enclosures of possible Roman date may survive to the north. 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 south of the site on house gardens. • Public Rights of Way – PROW runs along the southern boundary of the site and separates it from site 172. • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design • Agricultural land of high grade – Small part to south east corner grade 1 (Excellent).

Physical considerations?	None.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The existing village edge in this location is exposed with minimal boundary hedgerows. Views to the site itself are screened from the approach from the east along Church End, by the enclosed fields, and long back gardens along Church End and Dutter End which form part of the historic core of the village.</p> <p>Development of this site would have a material effect upon the landscape setting of Gamlingay by introducing development to the rear of the historic linear development along Church End. However a smaller site would leave the landscape setting viewed from the east essentially unchanged despite the intrusion into open countryside. It would however be unacceptable to continue the harsh exposed village edge in this location when viewed from the north. Scope exists to provide for a new soft green edge to the village, which would be characteristic of the historic village and which would have a beneficial impact on the landscape setting.</p>
Can any issues be mitigated?	Yes, it should be possible with careful design to mitigate any issues. Scope exists to provide for a new soft green edge to the village, which would be characteristic of the historic village and which would have a beneficial impact on the landscape setting.

Infrastructure	
Highways access?	<p>A junction located on Gray's 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>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network expected • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir Distribution Zone to supply the number

	<p>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 – Gamlingay is on the national gas distribution grid. • Mains sewerage - Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA. No reported flooding incidents.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 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, 46 primary places and 33 secondary school 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.</p>
Health facilities capacity?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None.
Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. 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	1.58 ha
Site capacity	47 dwellings
Density	30 dph net

Potential Suitability	
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.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner – Merton College. No ownership constraints.
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 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
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	Gamlingay
Site name / address	Land rear of Merton Farm, Gamlingay
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development for 36 dwellings
Site area (hectares)	1.24
Site Number	172
Site description & context	The site is largely occupied by large modern agricultural buildings to the rear, a range of brick buildings to the front and is otherwise grassed. Adjoins residential running along Church End and adjacent open areas. Adjoins site 171.
Current or last use of the site	Agricultural buildings and yard
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	2006. Planning permission granted for use of the buildings on Church End to be used for Class B1 use.
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?	None.
Tier 1 conclusion:	A site is largely occupied by large modern agricultural buildings to the rear and a range of brick buildings to the front, and is otherwise grassed.
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 – Buildings to front of site within Conservation Area. Major adverse effect due to loss of historic farmbuildings (Heritage Assets) identified as positive buildings in CA Appraisal. Adverse effect on setting of CA by obscuring views from footpaths and from N & NE of site. • Listed Buildings - Brick built buildings to front of site on Church End Listed Grade II. A number of Grade II listed buildings adjacent and opposite. Major adverse effect on settings of LBs along Church End including farmstead by obscuring views from footpaths and countryside to N and NE of site. • Non-statutory archaeological site - The site is located in an area of late or post medieval linear settlement expansion. 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"> • Public Rights of Way – PROW runs along the northern boundary of the site and separates it from site 171. • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides

	<p>habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</p> <ul style="list-style-type: none"> • Agricultural land of high grade – Yes, grade 1 (Excellent)
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Current land use appears to be of commercial/industrial and therefore would require investigation. This can be dealt with by condition.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Pottton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The site is located within an area of enclosed fields, and long back gardens along Church Street, Church End and Dutter End which form a soft green area of transition between the open arable fields to the north and the village. This pattern of terraced cottages along a road with long back gardens and small fields behind is typical of many villages in South Cambridgeshire.</p> <p>Development of this site would have an adverse impact upon the townscape of Gamlingay by breaking up this development pattern through the introduction of backland residential development which would be contrary to the character of this part of the village.</p>
Can any issues be mitigated?	In part. It would not be possible to effectively mitigate the landscape impact of residential development of the site.

Infrastructure	
Highways access?	A junction located on Church End would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network expected • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir 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

	<p>upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Gamlingay is on the national gas distribution grid. • Mains sewerage - Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA. No reported flooding incidents.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 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, 13 primary places and 9 secondary school 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.</p>
Health facilities capacity?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None
Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. 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?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.84 ha if unconstrained).
Site capacity	25 dwellings
Density	30 dph net

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?	Landowner – Merton College. No ownership constraints.
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

<p>Economic viability?</p>	<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>
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<p>Site Assessment Conclusion</p>
<p>Site unlikely to have any development potential.</p>

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

Location	Gamlingay
Site name / address	Land off Honey Hill, Gamlingay
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development for 131 dwellings
Site area (hectares)	4.51
Site Number	173
Site description & context	Large arable field generally bounded by hedges, with fencing to Potton Road, with some scattered trees. Located on the southern edge of the village. Residential to the north. The site slopes down towards Millbrook on its southern edge.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development 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	The site is not within the Green Belt.
Is the site	<ul style="list-style-type: none"> • Flood Zone – Part of site adjoining Millbridge Brook is within

subject to any other considerations that have the potential to make the site unsuitable for development?	<p>Flood Zone 3</p> <ul style="list-style-type: none"> Minerals and Waste LDF designations (Core Strategy designations only) – Part of site adjoining Millbridge Brook is within a Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	Large arable field generally bounded by hedges, with fencing to Potton Road, with some scattered trees. Located on the southern edge of the village. Part of site within Flood Zone 3 and within a 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"> Conservation Area – Northern edge of site adjoins Conservation Area. Adverse effect as prominent on approach to CA and village and on meadow valley edge. Adverse effect due to loss of significant open countryside separating Mill Street village core from hamlet at Mill Hill. Listed Buildings – A Grade II Listed Building lies 50 metres to the north of the site on Mill Street/Honey Hill which is a distinctive landmark on the village edge, adverse effect due to loss of rural context and slope of land. Non-statutory archaeological site - Finds of prehistoric date are known 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"> Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design

Physical considerations?	<ul style="list-style-type: none"> • Land contamination - This site was previously a licensed landfill site. A site investigation should be carried out to assess whether the site is likely to come forward for development during the plan period. • Flooding and drainage issues – Site close to Millbridge Brook is a known floodzone. • Topography issues – The site slopes down towards the brook, but not such as to prevent development.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The disused railway line to the north of the site and its hedgerows provide a clear village edge in this location. The site provides the immediate setting for Gamlingay when approaching from the south. Arrival in the village being marked by the distinctive Listed Building at the corner of Mill Lane and Honey Hill (61 Mill Street aka 6 Honey Hill).</p> <p>Development of this site would have an adverse impact on the landscape setting of Gamlingay by bringing the village down from the ridge into open countryside so increasing its visibility from the south and by detracting from the landscape and townscape value of the Listed Building at 61 Mill Street aka 6 Honey Hill which looks to the south down Mill Lane.</p>
Can any issues be mitigated?	In part. It would not be possible to effectively mitigate landscape impacts.

Infrastructure	
Highways access?	<p>A junction located on Honey Hill (Potton 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>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network expected • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments

	<p>already made to developers. There is insufficient spare capacity within Croydon Reservoir 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 a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Gamlingay is on the national gas distribution grid. • Mains sewerage - Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA. Development would avoid land in Flood Zone 3.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 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, 46 primary places and 33 secondary school 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.</p>
Health facilities capacity?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None
Can issues be mitigated?	In Part. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. 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?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (3.38 ha if unconstrained)
Site capacity	101 dwellings
Density	30 dph net

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?	Landowner – Merton College. No ownership constraints.
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?	Landfill site
Are there any cost factors that would significantly affect deliverability?	Landfill site

Could issues identified be overcome?	Not known
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
Site unlikely to have any development potential.

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

Location	Gamlingay
Site name / address	Land off Green End, Gamlingay
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development
Site area (hectares)	1.52
Site Number	174
Site description & context	A field bounded by robust hedges on the south western edge of the village. Some scattered trees on the field boundary and on the field itself. Adjoins residential to the north east (the main part of the village), and also to the west where there are also a small number of cottages fronting onto West Road.
Current or last use of the site	Grazing
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	1972. Planning permission refused for residential development ref SC/0160/72 for reasons including that it would detract from the rural appearance and character of the area.
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?	None.
Tier 1 conclusion:	A field bounded by robust hedges on the south western edge of the village. Not subject to strategic considerations which could make the site unsuitable 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"> Listed Buildings - Adjoining cottage at 1 Dennis Green Listed Grade II. Adverse effect due to loss of significant open countryside and separation between hamlet of Dennis Green from Green End. Major adverse effect on setting of LB 1 Dennis Green (Grade II) and loss of rural context and green backdrop. Loss of former village green (Dennis Green). Non-statutory archaeological site - Archaeological works to the immediate east have identified evidence for late Saxon and medieval 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"> Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design

Physical considerations?	<ul style="list-style-type: none"> Land contamination - This site was previously a licensed landfill site. A site investigation should be carried out to assess whether the site is likely to come forward for development during the plan period.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The strong hedgerows and trees on this site provide a soft green edge to the village.</p> <p>Development of this site would have an adverse impact on the landscape setting of Gamlingay by reducing the transitional area of small fields, hedgerows and trees and by the creation of a promontory of built development into the countryside. The upper floors of houses would be visible above retained hedgerows to the detriment of the rural character of the area.</p>
Can any issues be mitigated?	No. The landscape impact could not be fully mitigated. The loss of rural context and green backdrop for Listed Buildings could not be effectively mitigated.

Infrastructure	
Highways access?	A junction located on to Green End/Heath Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> Electricity - No significant impact on existing network expected Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir 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 a new storage reservoir, tower or booster plus associated mains. Gas – Gamlingay is on the national gas distribution grid. Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is

	approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA. No reported flooding incidents.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 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, 16 primary places and 11 secondary school 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.</p>
Health facilities capacity?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
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. The development of this site would generate a need for early years places, 16 primary places and 11 secondary school 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.

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

Capacity	
Developable area	None. (1.03 ha if unconstrained)
Site capacity	31 dwellings

Density	30 dph net
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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?	Landowner. Wyboston Lakes Ltd. No ownership constraints.
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.

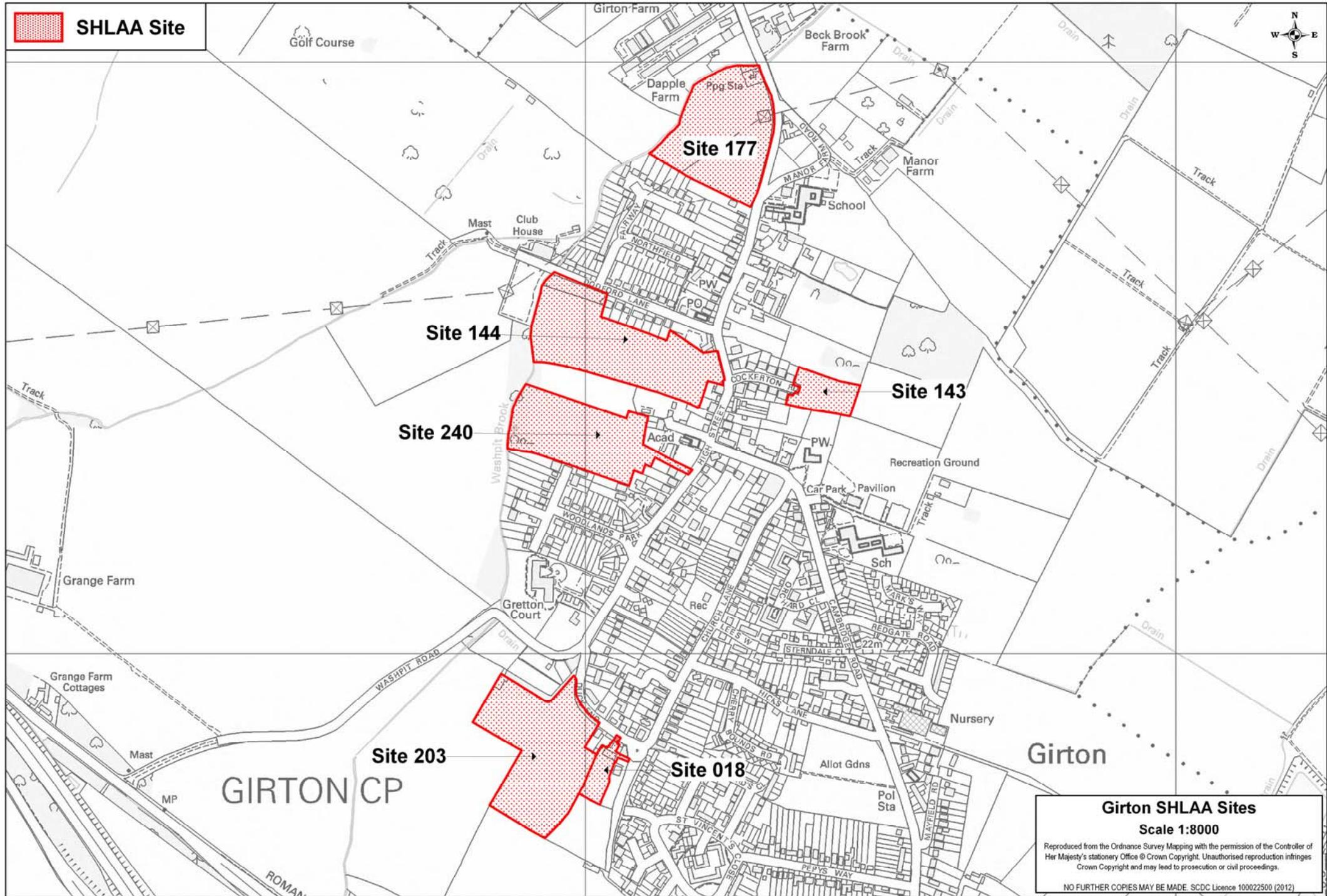
Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	Uncertainty over landfill status and costs and practicality of reclamation.
Could issues identified be overcome?	Unknown at this time.
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</p>

	<p>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>
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Site Assessment Conclusion
Site unlikely to have any development potential. .

 SHLAA Site

Golf Course



Girton SHLAA Sites
Scale 1:8000
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)**

Site Assessment Proforma

Location	Girton
Site name / address	Town End, Duck End, Girton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10+ dwellings
Site area (hectares)	0.37 ha.
Site Number	Site 018
Site description & context	<p>This small site is situated part within and part on the edge of Girton, to the south of Duck End on the western edge of the village. Residential properties adjoin the site along the northern frontage to Duck End and Woody Green to the east. The site is part residential, comprising a house with long rear garden, with pastureland beyond. The site is well screened all sides to surrounding residential properties and countryside with dense mature hedgerow.</p> <p>Note: the site is adjacent to site 203 to the west.</p>
Current or last use of the site	Tenanted property and garden.
Is the site Previously Developed Land?	Part residential property with garden, part pasture.
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 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 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"> • Listed Buildings – Grade II Listed water pump located on the road frontage between numbers 7 and 9 Duck End (also Grade II Listed).
Tier 1 conclusion:	<p>This is a small, largely residential site, situated to the south of Duck End on the western edge of Girton within the Green Belt. The site falls within an area where development would have 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>There is a Grade II Listed water pump at the entrance to the site on Duck End and an upgraded access to the site would have a detrimental impact on its, and the adjoining two Listed Buildings, setting.</p>
Does the site warrant further assessment?	No

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – Grade II Listed water pump located within the site on the road frontage between numbers 7 and 9 Duck End.

	<p>Numbers 3, 5, 7, 9 Duck End are located adjacent to the site and Number 8 Duck End is situated opposite the proposed access. All are Grade II Listed.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site - The site is located in an area developed from at least the early 19th century. Impact of development on listed buildings in the area would also need to be considered. 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 impacts on heritage considerations as the only vehicular access to the site is via a narrow driveway, situated between two Listed Buildings, which would need upgrading to provide safe access.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features – Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues - The 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 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 Girton as a Fen Edge settlement which has developed along a low ridge of high ground extending northwards into the Fens. From the west views of the village are characterised by housing set within well treed gently rising land creating a soft and visually interesting edge.</p>

	<p>The expansive character of the arable prairie landscape setting provides stark contrast to the intricate scale of this edge. The site is characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Small fields and well defined hedgerows form a transition and buffer between the village and Huntingdon Road.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton as even a small scale of development will be harmful to the small scale and intimate character of Duck End and will erode the buffer that currently exists between the edge of the village and Huntingdon Road. It is not possible to provide suitable vehicular access to the site without detrimental impact to adjoining Listed Buildings, as access can only be achieved via a narrow driveway between the properties.</p>
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 direct impact on the setting of two Grade II Listed Buildings and water pump, 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>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 Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As all current spare capacity has been committed to future development in the Zone, 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 – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system

	<p>reinforcement.</p> <ul style="list-style-type: none"> • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Girton has one Primary School, with a PAN of 30 and school capacities of 210, 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 deficit of 10 primary places in Girton 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 10 dwellings could generate a small 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 provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>Provide much needed accommodation in the village of Girton.</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?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.28 ha if unconstrained)

Site capacity	8 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?	Tenanted property - current tenants require 1 months notice.
Legal constraints?	Covenant affecting access from the property but not to it.
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 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?	Viability Category 3 Less viable sites This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those

	<p>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	Girton
Site name / address	Land at Cockerton Road, Girton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 10 dwellings
Site area (hectares)	0.63 ha.
Site Number	Site 143
Site description & context	This small site is situated east of Cockerton Road on the north eastern side of Girton. The site adjoins a residential cul-de-sac off the High Street and is surrounded on the northern and eastern sides by semi-enclosed countryside. To the south are residential gardens, the village church with graveyard, and school playing fields lie further to the south east. The site is a small paddock, open to the adjoining residential development, but enclosed on its outer edges by dense hedgerow.
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	The site was considered as part of a larger site through the LDF (Objection Site 44). Residential development (C/0478/73/O) was refused for being in the Green Belt and, if approved, would constitute a serious precedent for similar undesirable developments in the locality which accumulatively would place an undue strain on educational and other community services.
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 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"> • Minerals and Waste LDF designations (Core Strategy designations only) – virtually all the site is within the Minerals Safeguarding area for sand and gravel.
Tier 1 conclusion:	<p>This is a small paddock situated to the east of Cockerton Road on the north eastern side of Girton within the Green Belt. The site falls within an area where development would have 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>The site is also within the minerals safeguarding area for sand and gravel.</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 – Grade II* Listed Church of St Andrew and Grade II Listed Numbers 21 and 23 Cambridge Road lie approximately 65m to the south. • Non-statutory archaeological site - The site is located in the historic village core to the north of the medieval parish church of St Andrew. Archaeological works to the south have identified evidence for Saxon and 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>The site forms part of the setting of the Grade II* Listed church and two Grade II Listed Buildings. However, with careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – Group of protected trees lie approximately 115m to the west. • Protected Village Amenity Area – approximately 70m to the north. • 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 - this site has 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 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.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Girton as a Fen Edge settlement which has developed along a low ridge of high ground extending northwards into the Fens. Predominantly flat open farmland separates Girton from Histon to the east. Closer to the village edge mature trees within surviving hedgerow filed boundaries soften the village edge. These landscapes are important, both in retaining a strong character for the wider setting and for softening the impact of new and existing village</p>

	<p>development. The site is characterised as an area of enclosed arable fields and paddocks with mature hedgerows providing a soft transitional edge to the village. There are well defined boundaries and long views towards Histon across open fields and it forms part of the setting of the historic core.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Girton. There is currently a clear edge to the village at the end of Cockerton Road. The site has a rural character and provides an important part of the setting of the historic core of the village. The church tower and two Listed Buildings are visible to the south.</p>
Can any issues be mitigated?	<p>Yes. Some historic environment, townscape and landscape impacts, but with careful design it should be possible to mitigate these impacts. 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 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 Cockerton 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 Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As all current spare capacity has been committed to future development in the Zone, 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

	<p>associated mains.</p> <ul style="list-style-type: none"> • Gas – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Girton has one Primary School, with a PAN of 30 and school capacities of 210, 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 deficit of 10 primary places in Girton 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 10 dwellings could generate a small 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 provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>The site presents the opportunity to provide housing development to meet both affordable and market housing needs.</p>
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	0.43 ha.
Site capacity	13 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 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	Girton
Site name / address	Land at Dodford Lane, High Street, Girton
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
Site area (hectares)	3.50 ha.
Site Number	144
Site description & context	This large site is situated south of Dodford Lane and west of the High Street on the north western side of Girton. Residential properties and a public house adjoin most of the northern edge of the site, with further residential properties to the south. The eastern boundary is open to the High Street, with a low level metal fence. To the west lies Washpit Brook, defined with an area of vegetation separating the site from a car park for the golf club and larger, less enclosed agricultural land. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow.
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	LP 1993 Inspector - The site can be prominently seen from High Street, where it forms a particularly attractive incursion of countryside into the northern part of the village. Previous attempts to gain permission for residential development (UC/0072/60/, C/0581/70/O and C/0462/60/) were refused as MAFF objected to the loss of valuable agricultural land, part of the site was liable to flooding and the site is outside the area designated for development.
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?	<ul style="list-style-type: none"> • Flood zones – a part of the western edge of the site is within Flood Zones 2 and 3.
Tier 1 conclusion:	<p>This is a large, agricultural site, situated south of Dodford Lane and west of the High Street on the north western edge of Girton 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 • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Approximately 1/3 of the site is within the Flood Zones 2 and 3.</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 – Grade II Listed Numbers 65 and 67 High Street lie approximately 40m to the south. • Non-statutory archaeological site - The site is located to the north west of the historic village core. There is evidence for Saxon and medieval activity 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 part of the setting of two Listed Buildings, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – Group of protected trees lies approximately 15m on the opposite side of the High Street. • Important Countryside Frontage – along the High Street frontage on the eastern edge of the site. • Protected Village Amenity Area – approximately 35m to the north. <p>With careful design it may be possible to develop part of the site. However, it is important to retain the rural character and openness of the frontage to High Street and longer distance views across agricultural land to the west, whilst achieving a development that is well related to existing development within the village.</p>
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - the east of the site is adjacent to a Public House / Restaurant which has a licence for live and recorded music but the noise and frequency of events is unknown. The Public house also has a substantial beer garden. With such short distance separation high-level impact noises etc. likely to be moderate to major significant noise related issues. Any entertainment noise at Pub would need assessment and insulation works may be required by s106 obligations or similar. Cooking odours may also require assessment. • 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 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. • Other environmental conditions (e.g. fumes, vibration, dust) -

	<p>artificial Lighting - Girton Golf Club and associated parking is immediately to the west. Any floodlighting and hours of use could cause a light nuisance. Requires assessment but could be mitigated offsite by s106 agreement.</p> <ul style="list-style-type: none"> • Utility services – electricity pylons approximately 30m to the west. Electricity lines cross the southern part of the site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Girton as a Fen Edge settlement which has developed along a low ridge of high ground extending northwards into the Fens. From the west views of the village are characterised by housing set within well treed, gently rising land creating a soft and visually interesting edge. The expansive character of the arable prairie landscape setting provides stark contrast to the intricate scale of this edge. The site is characterised as being within an area of enclosed farmland with views of the village set within well treed, rising ground creating a visibly interesting edge. Washpit Brook, together with substantial woodland and enclosed fields form an enclosed edge. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton. The site forms an important part of the setting for the High Street, where it forms a particularly attractive incursion of countryside into the village. Development would have a detrimental impact on the rural character of this historic part of the village.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of two Grade II Listed Buildings and Important Countryside Frontage, which it would be very difficult to mitigate unless a much smaller scale of development were proposed, which would be difficult to integrate into the built form of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise and nuisance from artificial lighting.</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</p>

	<p>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 Dodford Lane would be acceptable to the Highway Authority but there should be no motor vehicle access from the High Street. 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 Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As all current spare capacity has been committed to future development in the Zone, 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 – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p>
School capacity?	<p>Girton has one Primary School, with a PAN of 30 and school capacities of 210, 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 deficit of 10 primary places in Girton 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 50 dwellings could generate a small 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 provision of new schools.</p>

Health facilities capacity?	There is one doctors practice in Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.
Any other issues?	The promoter provides the following supporting information: The site presents the opportunity to provide housing development to meet both affordable and market housing needs. The site would be developed so to maintain the Important Countryside Frontage along the High Street.
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

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.07 ha if unconstrained)
Site capacity	2 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 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 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
Site with no development potential.

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

Location	Girton
Site name / address	Land off Oakington Road, Girton
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)	3.12 ha.
Site Number	Site 177
Site description & context	This large site is situated to the south and east of Beck Brook, west of Oakington Road on the northern side of Girton. It adjoins residential properties to the south. Farm and commercial units lie in a complex to the north. Isolated residential properties and a further farm lie to the east, together with St Colette's Preparatory School and Gretton Special Needs School. A golf course lies beyond Beck Brook to the west. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow. There is a pumping station in the northernmost part of the site.
Current or last use of the site	Hay field
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LP 2004 Inspector – This site comprises a large field lying immediately north of the developed area of the village. Although crossed by an overhead power line, the land has a rural character. I find no exceptional circumstances to warrant excluding the site from the Green Belt and allocating it for development, as requested by the objector. Moreover, the northern part of the site is affected by the most recent version of the indicative floodplain, as notified by the Environment Agency.</p> <p>Previous attempts for residential development (C/0310/70/O, C/0291/72/O and C/0365/52/) have been refused: if approved a basis would be formed for similar undesirable large scale developments</p>

	elsewhere in the area, thereby undermining the Local Planning Authority's general policy relating to the control and distribution of population in the Cambridge Sub-Region.
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?	<ul style="list-style-type: none"> • Flood zones – the western half of the site is within Flood Zones 2 and 3.
Tier 1 conclusion:	<p>This is a large hay field situated to the south and east of Beck Brook, west of Oakington Road on the northern side of Girton 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 • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Approximately ½ of the site is within the Flood Zones 2 and 3.</p>

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 – Grade II Listed 102 High Street, lies approximately 30m to the south east of the site. • Non-statutory archaeological site - The site is located on the north side of the historic village core. There is evidence for medieval fields and ridge and furrow in the area. A medieval trackway is also 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"> • Protected Village Amenity Area - approximately 30m to the south east. • Public Rights of Way – a bridleway lies just north of the site on the opposite side of Oakington Road and a footpath lies approximately 100m to the east. • Biodiversity features – Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. <p>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 and malodour issues - Possible noise and malodour from Dapple and Manor Farm as proposals would be closer than existing residential but no history of complaints. Noise & Odour has not been quantified and moderate adverse noise / odour risk but no objection in principle. May require noise and odour

	<p>assessment.</p> <ul style="list-style-type: none"> • 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 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. • Utility services – Electricity pylons – a high voltage overhead electricity line runs through the middle of the site so possible Electromagnetic fields concerns (EMFs). The Health and Safety Executive generally has the enforcement responsibility 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. The promoter suggests the cables could be ducted underground.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Girton as a Fen Edge settlement which has developed along a low ridge of high ground extending northwards into the Fens. From the west views of the village are characterised by housing set within well treed, gently rising land creating a soft and visually interesting edge. The expansive character of the arable prairie landscape setting provides stark contrast to the intricate scale of this edge. Further contrast and diversity is provided by a substantial golf course to the north west of the village. Lombardy poplars, bunkers and mown grass fairways introduce a notable alien elements into the Fen landscape.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Girton as the site currently forms an area of rural separation between the edge of the village and a complex of farm and commercial uses to the north, and creates a soft edge and visually interesting entrance to the village from the north. The approach to the northern edge of Girton is concealed by tall hedgerows bordering the road, therefore with careful design it may be possible to mitigate the impact on the landscape.</p>
<p>Can any issues be mitigated?</p>	<p>No. Adverse townscape and landscape impacts as development would reduce the separation between the village and complex of farm and commercial buildings to the north, with a loss of a visually interesting approach to the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise and malodour. It may not be possible to mitigate the impact of overhead power lines that cross the site.</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 Oakington Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As all current spare capacity has been committed to future development in the Zone, 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 – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Girton has one Primary School, with a PAN of 30 and school capacities of 210, 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 deficit of 10 primary places in Girton 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 50 dwellings could generate a small</p>

	<p>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 provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>We believe the opportunities / benefits of the development will provide are:</p> <ol style="list-style-type: none"> 1. The removal of some unsightly power cables. 2. A road improvement by the removal of a partially 'blind bend' along with a road widening to a new mini roundabout which would enhance traffic calming at the entrance to Girton village. 3. Recreational use could include a play area for children. 4. Community facilities could be provided via an allotment area.
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 (1.56 ha if unconstrained)
Site capacity	47 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	Site promoted by a single landowner.

status?	
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is 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</p>

	next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).
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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	Girton
Site name / address	Land off Duck End, Girton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	100 dwellings with retail and public open space
Site area (hectares)	3.41 ha.
Site Number	Site 203
Site description & context	<p>This large site is situated to the south of Duck End on the western edge of Girton. Residential properties adjoin the north eastern edge of the site fronting onto Duck End. The site is surrounded on all other sides by semi-enclosed agricultural land. The site is a large agricultural field, well screened on all sides to surrounding residential properties and countryside with dense mature hedgerow.</p> <p>Note: the site is adjacent to site 18 to the east.</p>
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	Residential development (C/0050/68/O) was refused as development of the type proposed would progressively detract from the open and rural appearance and character of the area and would result in development out of scale and character with the peripheral area of Girton.
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 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 zones – a very small part of the north western corner of the site is within Flood Zones 2 and 3.
Tier 1 conclusion:	<p>This is a large, agricultural site, situated to the south of Duck End on the western edge of Girton within the Green Belt. The site falls within an area where development would have 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>A very small part of the site is within the flood zones 2 and 3, which will reduce the developable area, although there is sufficient land remaining for development.</p>
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 – Numbers 3, 5, 7, 8, 9 Duck End and a water pump (between numbers 7 and 9 Duck End) are all are Grade II Listed. Non-statutory archaeological site - The site is located in a part of the village developed from at least the 19th century. Ridge and furrow traces of medieval agriculture survive 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 an important 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"> Biodiversity features – Clayland landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> Noise issues - The 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 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 Girton as a Fen Edge settlement which has developed along a low ridge of high ground extending northwards into the Fens. From the west views of the village are characterised by housing set within well treed, gently rising land creating a soft and visually interesting edge. The expansive character of the arable prairie landscape setting provides stark contrast to the intricate scale of this edge. The site is</p>

	<p>characterised as being within an area of enclosed arable fields and mature hedgerows, which provide a soft village edge and transition to open arable farmland. Small fields and well defined hedgerows form a transition and buffer between the village and Huntingdon Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Girton. Development of the scale proposed will be harmful to the small scale, intimate and rural character of Duck End, and will erode the buffer that currently exists between the edge of the village and Huntingdon Road.</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would erode the intimate and rural character of Duck End and visibly reduce the separation between Girton and Cambridge.

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 Duck End would be acceptable to the Highway Authority, although the Highway Authority has concerns with regards to the intensification of Wash Pit Road. 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 Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As all current spare capacity has been committed to future development in the Zone, 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 – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to

	<p>accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</p>
Drainage measures?	<p>No FRA provided.</p>
School capacity?	<p>Girton has one Primary School, with a PAN of 30 and school capacities of 210, 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 deficit of 10 primary places in Girton 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 100 dwellings could generate a small 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 provision of new schools.</p>
Health facilities capacity?	<p>There is one doctors practice in Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.</p>
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>The site can provide opportunities to provide informal recreational provision contribute to facilities within the village and provide much needed affordable housing provision. This is on the basis of the size of the site, being sufficiently large to accommodate some limited non-residential uses to address local needs.</p> <p>Girton lies close to the north-west edge of Cambridge City. Girton is bisected by the dual-carriageway A14 which runs through the village in a cutting.</p> <p>The village has reasonable local facilities including post office, local convenience stores and two other shops. There are also two public houses, a primary school and 3 public halls. Sports facilities include football pitches and a cricket pitch and pavilion at the recreation ground. There is also a local primary school.</p> <p>The village does have access to the Cambridge to Huntingdon road via Girton Road, which bridges the A14 to the north of Girton College and Wellbrook Way. Girton benefits from very close ties to Cambridge both in terms of public transport and cycle ways, making</p>

	the village well placed to accommodate further development. The site can provide opportunities to provide informal recreational provision, contribute to facilities within the village and provide much needed affordable housing provision. The site has no particularly constraints in terms of flood risk, is well located adjacent to the existing village framework, and has the capacity to provide a reasonable number of much needed residential accommodation.
Can issues be mitigated?	Yes with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health. However the highway authority have concerns about the intensification of use of Wash Pit Road.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.71 ha if unconstrained)
Site capacity	51 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 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 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	Girton
Site name / address	Land at Littleton House, High Street, Girton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 80 dwellings
Site area (hectares)	2.58 ha.
Site Number	Site 240
Site description & context	This large site is situated to the west of High Street on the north western side of Girton. Residential properties adjoin the south and eastern edge of the site. The Cambridge Academy of English lies to the north, on the High Street frontage, beyond which is further residential properties. To the west lies Washpit Brook defined with an area of dense mature vegetation, separating the site from larger, less enclosed agricultural land. The site is a large agricultural field, well screened on all boundaries with dense mature hedgerow, except to the adjoining strip of land immediately to the north.
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>LP 1993 Inspector - The site can be prominently seen from High Street, where it forms a particularly attractive incursion of countryside into the northern part of the village.</p> <p>An application for 2 bungalows (S/1737/89/O) on a small part of the site in the south eastern corner was refused on this backland site as it would represent an intensive form of development, out of character with the existing low density development and would intrude into the open aspect at the rear of Nos. 29 and 31 High Street. The volume of traffic generated, passing close to the side and rear of residential properties Nos. 29 and 31 High Street, would severely harm the amenities by reason of noise disturbance and the loss of privacy.</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"> • Flood zones – a part of the western edge of the site is within Flood Zones 2 and 3.
Tier 1 conclusion:	<p>This is a large, agricultural site, situated to the west of High Street on the north western edge of Girton 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 • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Approximately 1/3 of the site is within the Flood Zones 2 and 3.</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 – Numbers 65 and 67 High Street, immediately to the north of the site, are Grade II Listed. • Non-statutory archaeological site - The site is located on the west side of the historic village core and evidence for Saxon and medieval activity is known to the east. 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 impacts on heritage considerations as the only vehicular access to the site would require the removal of the hedgerow to accommodate a widened access, which would have a detrimental impact on the setting of the adjacent Listed Building.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – There are protected trees in the grounds of 65 High Street, adjacent to the proposed access to the site. <p>With careful design it should be possible to mitigate any impact on the protected trees.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Sewage filter beds on site, 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 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.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Girton as a Fen Edge settlement which has developed along a low ridge of high ground extending northwards into the Fens. From the west views of the village are characterised by housing set within well treed, gently rising land creating a soft and visually interesting edge. The expansive character of the arable prairie landscape setting provides stark contrast to the intricate scale of this edge. The site is characterised as being within an area of enclosed farmland with views of the village set within well treed, rising ground creating a</p>

	<p>visibly interesting edge. Washpit Brook, together with substantial woodland and enclosed fields form an enclosed edge. Part of the setting of the historic core, it provides a countryside break in the street scene emphasising rural character, which should be protected.</p> <p>An informal single width, grass track with gated access onto High Street exists, enclosed with tall, dense mature hedgerow. The site can be seen from High Street, where it forms a particularly attractive incursion of countryside into the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Girton. Removal of the hedgerow to accommodate a widened formal access would have a detrimental impact on the rural character of this historic part of the village and the setting of the adjacent Listed Building.</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 adjacent Grade II Listed Buildings, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.</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 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>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Castle Hill Booster Distribution Zone, within which there is a no spare capacity. As all current spare capacity has been committed to future development in the Zone, development requiring an increase in

	<p>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 – Girton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - This waste water treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Girton has one Primary School, with a PAN of 30 and school capacities of 210, 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 deficit of 10 primary places in Girton 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 80 dwellings could generate a small need for early years places and a maximum of 28 primary school places and 20 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 Girton with no physical capacity to grow. There is limited capacity in the city, but the practice is being expanded to accommodate the NIAB developments.
Any other issues?	
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?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.68 ha if unconstrained)
Site capacity	50 dwellings
Density	30 dph

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

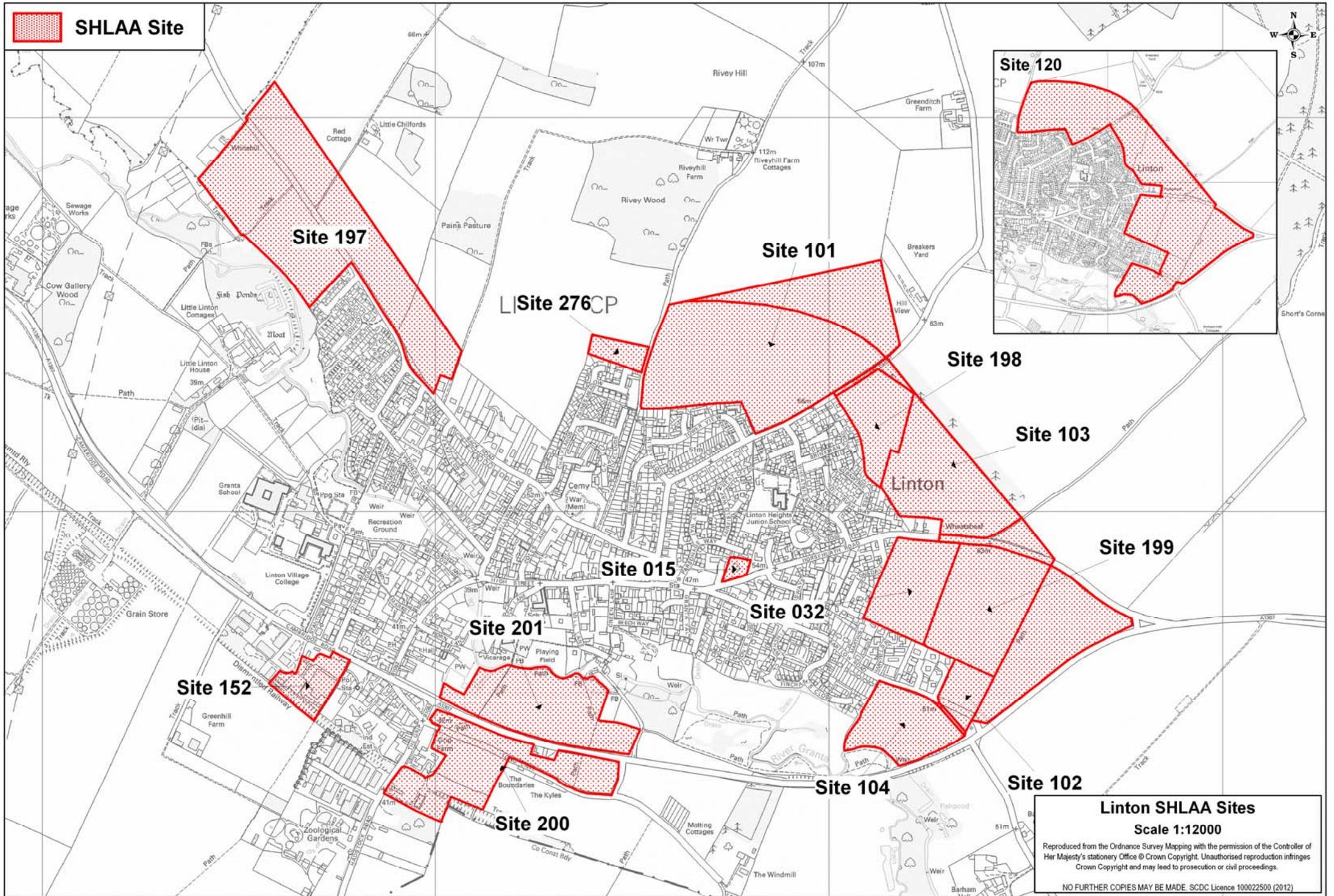
Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available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

<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>

 **SHLAA Site**



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

Location	Linton
Site name / address	1 Horseheath Road, Linton
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	10-11 houses and flats with associated play area
Site area (hectares)	0.28 ha
Site Number	015
Site description & context	<p>The site is located within the built up area of Linton at the start of Horseheath Road as it extends eastwards through the village.</p> <p>The site is to the north of Horseheath Road with a hedge forming the boundary with the road. To the west the site adjoins the Linton library and community centre with its associated car parking.</p> <p>The site to the north and east is adjacent to residential properties - to the north nos. 24 and 33 Parsonsage Way which are part of a new housing development and to the east no 3 Horseheath Road, which is a large property built in the 1960s, set in grounds.</p> <p>The site consists of a large house – Borley House - with a garden surrounding it. A driveway provides access to the road.</p>
Current or last use of the site	House and Garden
Is the site Previously Developed Land?	Yes for the land where the house is. No for the garden since this would not be considered previously developed land.
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>A planning application to erect 10 sheltered retirement homes was withdrawn in 2007 (S/2112/07/F)</p> <p>Permission was given to remove the agricultural occupancy condition in 1986 (S/1395/86/F)</p> <p>Planning permission was given for 10 houses and garages in 2005 to</p>

	the rear of 1 Horseheath Rd (S/0520/05/F). The permission notice refers to the fact that the development ' is considered to be the first phase of development on land at nos 1 and 3 Horseheath Road.'
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:	<p>The site is to the north of Horseheath Road within the village of Linton. It is adjacent to Linton Library and Community Centre with its associated car parking and grounds and a well established hedgerow forms this western boundary. To the north and east are large residential properties.</p> <p>The site consists of a house with surrounding garden with a driveway leading from the Horseheath Road.</p>
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 on the eastern side of the historic village core. The County Archaeologists would require that archaeological works could be secured by condition of planning permission. • Conservation Area – The Linton CA is to the west of the site (140 metres distance). Impact on setting of CA - Adverse effect due to height and prominence of site and loss of significant open green space, trees and hedged frontage on the approach to the CA. • Listed Buildings – There are a number of listed buildings to the west of the site within the CA. 148 and 150 High Street is a grade 2 listed building which is the nearest in High St (70metres distance) and 18 Bartlow Road is grade 2 (65metres direct

	<p>distance). Impact of development on settings of these LBs along High Street and Bartlow Road - Adverse effect due to height and prominence of site and loss of significant open green space, trees and hedged frontage on approach and in foreground of views of Listed Buildings.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Order – There is a TPO within the site in the southeast corner of the site. Additionally there is a protected beech tree in the plot of land to the rear of 33 and 24 Parsonage Way which is close to the north east corner boundary of the site. • Biodiversity Features – Chalkland landscapes 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>It should be possible to mitigate impacts on TPOs and biodiversity features within and surrounding the site through careful design.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – Zone 2 • Land contamination - Site is adjacent to former industrial/commercial land. Requires assessment. Can be conditioned. • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise: Traffic Minor & Generation - Noise from Horseheath Road but can be mitigated by design and layout, which may influence density, therefore no objection in principle. • Topography issues – the land slopes to the north
<p>Townscape and landscape impact?</p>	<p>The site is located within the built up area of Linton at the start of Horseheath Road as it extends eastwards through the village. It is set away to the east of the historic centre of the village.</p> <p>The site is to the north of Horseheath Road. There is a well-established hedge boundary on this southern boundary with the road including some mature trees. These screen views into the site from the road. The Linton Conservation Area is to the west of the site and its setting could be impacted by the development of the site if the hedge is reduced in size. Views from nearby listed buildings could also be impacted.</p>

	<p>To the west the site adjoins the Linton library and community centre with its associated car parking and there is a hedge screening this boundary. The library building is set back from the road within grounds and open space extends down to the road. Within this green space are groupings of protected trees. This is a significant area of open green space giving this part of the village a very open rural character.</p> <p>To the east of the site is no 3 Horseheath Road, which is a large property, built in the 1960s, set in grounds. There are other large residential properties to the south of the site that have mature garden further adding to the rural feel for this part of Horseheath Road.</p> <p>Entering the village from the east along Horseheath Road the site is visible given the openness of the gardens of the adjacent property (No 3 Horseheath Rd)</p> <p>The site to the north is adjacent to residential properties in Parsonsage Way which is part of a new housing development.</p> <p>The site consists of a large house – Borley House - with a garden surrounding it. There is a grouping of large trees in the south east section of the garden. A driveway follows the western edge of the site leading to an area of hard standing by the house.</p> <p>Development of the site would have an adverse effect on the townscape of Linton by intensifying the residential use of the site with the resultant reduction in the current garden setting with a single property. Careful design incorporating the mature hedge and protected trees on the site could mitigate the impact of development.</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. Replacement of existing building/s within similar location possible subject to landscape mitigation and entrance. Potential reduce from 8 to 2 houses to reduce impact.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>A junction located on to Horseheath 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 –there is no significant impact on the existing network. • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Linton is a settlement served by gas and since the proposed site is for 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 Linton wastewater 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>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 11 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>
<p>Health facilities capacity?</p>	<p>Some capacity at Health Centre in Linton.</p>
<p>Any other issues?</p>	<p>The proposer has provided the following additional information-</p> <p>A small recreation provision for residents to be included.</p>
<p>Can issues be</p>	<p>Would need upgrading of some utility services serving the village.</p>

mitigated?	
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Tier 3: Site Specific Factors

Capacity	
Developable area	0.21 ha.
Site capacity	6 dwellings
Density	30dph

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?	A single landowner.
Legal constraints?	None mentioned
Is there market interest in the site?	The site has not been marketed or interest shown by 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?	Expensive site to develop
Are there any cost factors that would	Expensive site to develop as sloping, excavation required with retaining walls. Affordable housing or section 106 agreements may make the site financially unviable

significantly affect deliverability?	
Could issues identified be overcome?	By dropping the requirement for affordable housing or commuted payments or 106 payments
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
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	Linton
Site name / address	Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	160 dwellings
Site area (hectares)	3.96 ha
Site Number	Site 032
Site description & context	<p>The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north and east. Residential properties are to the west and south. The site is an arable field.</p> <p>It is adjoining Site 199, across the road from Site 103 and part of a larger Site 120.</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	<p>2007 – LDF The site was considered as an objection site (No. 70) for residential use.</p> <p>2004 – Local Plan - This site was also considered by the inspector of the 2004 Local Plan who stated '..... I note that the site was an option considered (but without favour) in preparatory work for the Pre-Inquiry Changes.</p> <p>From my inspection there is no clear reason to identify this field as a strong candidate for development, especially in view of my findings on the limited outstanding need for allocations outside the Cambridge Northern Fringe during the remainder of the plan period. I therefore do not support these objections.</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:	The site is an arable field on the eastern edge of Linton to the south of Horseheath Road. Residential properties are to the west and south of the site. Hedges enclose it to the north and east.
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 - There is evidence for possible Roman and Saxon cemeteries in the vicinity. The County Archaeologist would require further information in advance of any planning application for this site. • Listed Building – 28 Horseheath Road is Grade 2 listed building to west of site (170 metres distance) - Minimal effect on Listed Buildings due to screening of modern development. Longer views towards the site could be mitigated by careful design and layout taking account of the height of any new buildings and the associated landscaping.
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"> • Ground Water Source Protection Zone – Zone 2 • Noise issues - Noise from Horseheath Road but can be mitigated by design and layout, which may influence density, no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land.</p> <p>The site is an arable field, which is part of the open undulating farmland that extends eastward from Linton. It is located south of Horseheath Road. The SCVCS describes this approach into Linton as providing wide views down into the village. The site boundary with the road has a hedge as does the eastern boundary of the field and these partly screen the views into the site and to village beyond. Housing in Lonsdale forms the western boundary of the site and this housing forms a well defined but harsh edge to the village according to the SCVCS</p> <p>The SCVCS highlights the importance of the long views across the village from surrounding hills and also distant views across open farmland. The site is fairly flat as it extends from the road southwards but dips down towards the houses in Martins Lane and Harefield Rise that forms the edge to the south. Across the site there are far views of the rolling countryside beyond the village on to the horizon.</p> <p>Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is part of the open undulating farmland that extends eastward from the village</p>
Can any issues be mitigated?	Longer views towards the site could be mitigated by careful design and layout taking account of the height of any new buildings and the associated landscaping. Significant impact on landscape setting of Linton of development on this site could not be mitigated.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>A junction located on Horseheath Road would be acceptable to the</p>

	<p>Highway Authority.</p> <p>Draft Transport Statement submitted by proposer indicating access via a junction onto Horseheath Road.</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 Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the Linton wastewater 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>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 160 dwellings could generate a need for early years places and a maximum of 56 primary school places and 40 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 both primary and secondary schools and/or the provision of new schools.</p>
Health facilities capacity?	Some capacity at Health Centre in Linton.
Any other issues?	The proposers have submitted additional information including site layouts.

Can issues be mitigated?	In part - Would need reinforcement of utility service serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 2.97ha)
Site capacity	89 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 submitted by two owners.
Site ownership status?	Majority of site owned by Ely Diocesan Board of Finance and rest by individual landowner – map showing the landownership provided.
Legal constraints?	None
Is there market interest in the site?	Site has not been marketed. The owners were awaiting allocation or granting of permission before involving 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

Are there any cost factors that would significantly affect deliverability?	None
Could issues identified be overcome?	N/a
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	Linton
Site name / address	Land to the east of Linton (to the north of Tower View and Balsham Road), Linton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 235-350 dwellings with public open space
Site area (hectares)	18.16
Site Number	Site 101
Site description & context	<p>The site is on the northern edge of Linton village on land that rises up northward from Balsham Road towards Rivey Hill. Residential properties are located on the south side of the road. Hedgerows form the boundaries to the site to the west, north and east. Part of the southern boundary of the site adjoins the rear of residential properties in Tower View. To the east of the site is a breakers yard, which is separated from the site by a narrow strip of land. Beyond the western boundary is an affordable housing scheme built as an exception site. A bridleway follows this western boundary from Linton northwards.</p> <p>The site itself consists of an arable field.</p> <p>Part of the site forms a larger SHLAA site – Site 120. Site 198 is separated from the site by the Balsham Road.</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	<p>1993 Local Plan</p> <p>The site was considered by the inspector of the 1993 Local Plan for residential use who agreed with the comments made by the Council that development of the site would have a considerable impact on the landscape, the approach into the village and on views towards Rivey Hill. The inspector stated ‘ <i>This is a substantial and prominent tract</i></p>

	<p><i>of countryside and development upon it would be most obstructive in a landscape which should be protected.'</i></p> <p>Planning application Planning application to erect 18 affordable homes was submitted in 1998 and then withdrawn (S/0242/98/O) on a small site to the west of Tower View adjacent to the Balsham Road.</p> <p>The strip of land separating the site from the scrap yard has had a refusal in 2002 for use of the land for storage of skips and commercial vehicles. (S/0861/02/F and S/1826/02/F)</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:	The site is an arable field on the northern edge of Linton. A footpath follows the western boundary. It has hedgerows forming three of its boundaries and the southern boundary partly abuts the residential properties in Tower View and the Balsham Road. A strip of land separates it to the east from a scrap yard.
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 - recent aerial photographs have revealed a rectangular enclosure in the area, probably relating to late prehistoric or Roman settlement. County Archaeologists would require further information in advance of any planning application for this site. • Conservation Area – Setting of Linton CA- Major adverse effect on CA due to prominence of site on slopes of Rivey Hill, in views

	<p>in vista along High Street and in views from the core of the CA.</p> <ul style="list-style-type: none"> Listed Buildings - Settings of listed buildings - Adverse effect of settings of numerous LBs including High Street (Grade II and II*) and Water Tower (Grade II) due to prominence of site on slopes of River Hill, in views in vista along High Street and as backdrop to LBs.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> Public Rights of Way – A bridleway follows the western 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.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> Ground Water Source Protection Zone – Zone 2 Land contamination - This site is adjacent to a scrapyard and there appears to be some overspill close to the site boundary. Unlikely to be an issue but should more evidence come to light could be conditioned. Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. Noise - To the East of site approximately 50m away is a Scrapyard at Hill View, Balsham Road. Noise from activities at the scrapyard including possible vehicle dismantling and crashing / banging 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. Topography issues – gently rolling landscape
<p>Townscape and</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998</p>

<p>landscape impact?</p>	<p>describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth and the SCVCS identifies this as a key attribute of the village.</p> <p>The SCVCS highlights the importance of the long views across the village from surrounding hills and particularly highlights the views across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton.</p> <p>The site is very large arable field on the northern edge of Linton on land that rises northward from Balsham Road on the slopes of Rivey Hill. There is no physical boundary separating the road from the field. Development on these slopes is likely therefore to have an impact since views to this part of Linton are important to the setting of the village and will impact the setting of the Conservation Area.</p> <p>The SCVCS describes this approach into Linton along Balsham Road as being wide across fields to an exposed village edge. Part of the southern boundary of the site adjoins residential properties in Tower View. These properties are single storey so their impact on the landscape is reduced. They mark a well defined but harsh edge to the village.</p> <p>Linear housing development is located along part of the south side of the road and these properties have unbroken views across the site.</p> <p>Hedgerows form the boundaries to the site to the west, north and east.</p> <p>To the east of the site is a breakers yard, which is separated from the site by a narrow strip of land. This commercial use within the countryside contrasts with the rural character of the surrounding land.</p> <p>On the western boundary beyond the bridleway is a relatively recent development of affordable housing.</p> <p>Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is within the open countryside that is an important part of the setting of Linton. It would impact on views from the historic centre and ones across the village.</p>
<p>Can any issues be mitigated?</p>	<p>No because significant impact on landscape setting of Linton of development on this site could not be mitigated.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly</p>

	<p>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 strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity –this is likely to trigger local 11,000-Volt reinforcement. • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the Linton wastewater treatments works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	<p>No FRA provided.</p>
School capacity?	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 350 dwellings could generate a need for early years places and a maximum of 123 primary school places and 88 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 primary and</p>

	secondary schools and/or the provision of new schools.
Health facilities capacity?	Some capacity at Health Centre in Linton.
Any other issues?	<p>The proposer provided the following additional information –</p> <p>At this stage it is expected that the land will be principally developed for new housing, along with open space/play space and landscaping.</p> <p>A number of public footpaths run to the east of Linton, none of these would have to be diverted and indeed would provide an opportunity to link with the proposed land parcels. No wildlife designations are known to fall upon the land - in any event an ecological assessment will be undertaken at a later time to inform the layout of the site and any associated mitigation measures.</p> <p>Any detailed design work would include a landscape assessment to identify the extent of the landscape capacity of the land to accommodate new development. The land is agricultural with few features of note. It is expected that the land put forward will include significant landscape planting to respect the setting of Linton, to help new development to better relate to Linton and to provide an attractive setting for the proposed dwellings.</p> <p>The Balsham Road land rises to the north. This will be a detailed matter to be taken into account as part of a masterplanning exercise in terms of landscape impact and geoenvironmental conditions.</p> <p>The introduction of further dwellings at Linton can further help support the facilities and services, and help ensure Linton remains to be a sustainable location with a good range of facilities for the local community. The land at Balsham Road can, in part, provide for open space, play space and/or allotments; along with an on-site contribution towards affordable housing provision. The Balaam family currently farms the land; the loss of this land for farming would not undermine the farming operation.</p>
Can issues be mitigated?	In Part Would need upgrade of service utilities, schools and health.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 9.08ha.)
Site capacity	272 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?	G.W Balaam- the land is wholly owned by the Balaam family and requires no third party land to provide for mitigation or access.
Legal constraints?	No
Is there market interest in the site?	Not placed on the open market, but with the involvement of Bidwells Residential Agency it has been confirmed that house builder interest will be forthcoming at the appropriate time. To date this site has not been actively sought ; the involvement of Bidwells Residential Agency has ensured that development decisions take into account commercial and developer interests.
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 2016-21
Are there any market factors that would significantly affect deliverability?	There are no known factors that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development.
Are there any cost factors that would significantly affect deliverability?	There are no known factors that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development.
Could issues identified be overcome?	N/a
Economic viability?	Viability Category 4 Least viable sites This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

	<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>
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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	Linton
Site name / address	Land to the east of Linton (Balsham Road), Linton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 235-350 dwellings with public open space (Combined total for two submitted sites – Site 101)
Site area (hectares)	1.42
Site Number	Site 102
Site description & context	<p>The site is on the eastern edge of Linton either side of the Bartlow Road – with the majority of the site being to the north of the road. It is located very close to the junction with the A1307.</p> <p>The part to the north of the road is a flat arable field with hedges on all four sides. A residential cul-de-sac comprising of bungalows is to the west.</p> <p>The section south of the road is an area of scrubland created when the Bartlow Road was re-aligned. There is a well-established hedge forming the southern boundary, which has the original road adjacent to it.</p> <p>It is adjoining Site 199 and Site 104, and is part of a larger Site 120.</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	<p>LDF 2007 – Objection Site 69</p> <p>The site to the north of the Bartlow Road was promoted for residential uses in the Site Specific Policies DPD – Objection site 69</p> <p>Planning applications</p> <p>There have been a number of planning applications rejected for residential uses for this site. The latest one was in 1974 for the</p>

	erection of an agricultural bungalow with garage, which was refused because the site was outside of the village and would detract from the open and rural appearance of the area. (SC/1170/73/O).
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:	The site is on the eastern edge of Linton. The majority of the site is to the north of the Bartlow Road very close to the junction with the A1307. It is an arable field surrounded by hedges with bungalows to the west of the site. The section south of the road is scrubland created by the realignment of the Bartlow Road.
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 - There is evidence for possible Roman and Saxon cemeteries in the vicinity. The County Archaeologist would require further information in advance of any planning application for this site. • Conservation Area - Setting of Linton Conservation Area - major adverse effect on Conservation Area as very prominent countryside site in views across valley and on approach. • Listed Buildings - Settings of numerous listed buildings. Major adverse effect on functional manorial and countryside setting of closest listed properties at Barham including Barham Hall (Grade II*) (380metres distance)
Environmental and wildlife designations and	<ul style="list-style-type: none"> • Public Rights of Way - a footpath follows the eastern boundary of the site north of the Bartlow Road • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood

<p>considerations?</p>	<p>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>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2 • Noise issues - The South of the site is close to the busy A1307. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle but may be prudent to assess noise constraint.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land.</p> <p>The site is on the eastern edge of Linton north of Bartlow Road on one of the main approach roads into the village off the A1307 and highly visible from this main road bypassing the village.</p> <p>The majority of the site is a flat arable field with low hedges enclosing it on all four sides so it remains open in character. The edge of the built area of Linton is west of the site. The Ridgeway - a cul-de-sac is a distinct start to the village but its impact is lessened because the properties along it are bungalows with mature gardens. They create a soft edge.</p> <p>From Bartlow Road looking north across the site the open countryside is not highly visible although the A1307 with rolling open fields dominates the views to the east within which is located Barham and a number of listed buildings including Barham Hall which is grade II*.</p> <p>The section of the site south of the Bartlow Road is a triangle of scrubland created when the road junction with the A1307 was realigned. There are some trees along its edges, which enhance the rural character of this approach into Linton and screen views from the village of the busy A1307.</p>

	Development of this site would have an adverse effect on the landscape setting of Linton because the field is part of the open countryside setting of the village and would impact one of the rural approaches to the village. There is likely to be an impact on the setting of Barham Hall.
Can any issues be mitigated?	In part because noise issues could with good design be mitigated but significant impact on landscape setting of Linton of development on this site could not be mitigated.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p> <p>The location and proposed access is not suitable for the proposed development.</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 Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Linton is a settlement served by gas and since the proposed site is for 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 Linton wastewater 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>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 25 dwellings could generate a need for early years places and a maximum of 9 primary school places and 6 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 secondary schools and/or the provision of new schools.</p>
Health facilities capacity?	Some capacity at Health Centre in Linton.
Any other issues?	<p>The promoter provided the following additional information</p> <p>The introduction of further dwellings at Linton can further help support the facilities and services, and help ensure Linton remains to be a sustainable location with a good range of facilities for the local community.</p>
Can issues be mitigated?	In part - Would need reinforcement of utility service serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.96 ha.)
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.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Single landowner
Legal constraints?	None
Is there market interest in the site?	Not placed on the open market, but with the involvement of Bidwells Residential Agency it has been confirmed that house builder interest will be forthcoming at the appropriate time. To date this has not been actively sought; the involvement of Bidwells Residential Agency has ensured that development decisions take into account commercial and developer interests.
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?	There are no known factors that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development
Are there any cost factors that would significantly affect deliverability?	There are no known factors that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development.
Could issues identified be overcome?	N/a
Economic viability?	Viability Category 2 Viable sites This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for

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

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

Location	Linton
Site name / address	Land to the east of Linton (land north of Horseheath Road), Linton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 80-130 dwellings with public open space
Site area (hectares)	6.53 ha
Site Number	Site 103
Site description & context	<p>The site is on the eastern edge of Linton on land to the north of Horseheath Road. There are two detached properties to the west of the site on Horseheath Road and the boundary of the site is to the rear of these. Houses in Bawtree Crescent form the western edge of the site.</p> <p>The site is a large arable field that rises up from the road towards a hedgerow and belt of trees on the horizon. A hedge forms part of the north west boundary of the site and adjoins Site 198. The extended eastern boundary is formed by a belt of trees. A bridleway follows part of the south –eastern boundary leading from Horseheath Road.</p> <p>The site is part of a larger SHLAA site – Site 120. It is adjacent to site 198 to the north; and sites 32 and 199 on the opposite side of Horseheath Road.</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	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:	The site is on the eastern edge of Linton to the north of Horseheath Road. The site is an arable field. A belt of trees forms the eastern boundary. A bridleway follows part of the southeastern edge of the site. Houses in Bawtree Crescent are to the east of the site. A hedge forms the north-west boundary and is adjacent to Site 198.
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 - Setting of Linton Conservation Area - adverse effect on CA as very prominent countryside site in views of slopes of Rivey Hill from historic core of village. • Listed Buildings – Setting of listed buildings - Adverse effect of settings of numerous listed buildings including High Street (Grade II and II*) and Water Tower (Grade II) due to prominence of site on slopes of River Hill, in views in vista along High Street and as backdrop to listed buildings. • Non- statutory archaeological site - cropmarks to the east mark the location of settlement of probable late prehistoric date. 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"> • Public Rights of Way – A bridleway follows the south eastern boundary from Horseheath Road eastwards. • 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

	<p>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>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2 • Noise issues - Noise from Horseheath Road but can be mitigated by design and layout, which may influence density, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance. • Topography issues - the site slopes up northwards from Horseheath Road. • Utility services (e.g. pylons) – There is a pylon in the south- east corner part of the site with wires crossing over Horseheath Road into the site from the south and on towards the belt of trees forming the eastern boundary.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth and the SCVCS identifies this as a key attribute of the village.</p> <p>The SCVCS highlights the importance of the long views across the village from surrounding hills and particularly highlights the views across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton</p> <p>The site is a large arable field part of the rolling countryside to the northeast of Linton. A well-established hedge screens views into the site with mature trees within it along Horseheath Road. The field gently rises up from the road to a belt of trees on the horizon.</p> <p>The study describes this approach into Linton along Horseheath Road as providing wide views down into the village. The residential properties in Bawtree Crescent form a well defined but harsh edge to the built up area of Linton and these houses have open views across the field. The southern boundary loops behind the two houses on Horseheath Road - Wheatsheaf and Wheatsheaf Barn, which have mature gardens that back onto the site. These properties are clearly part of the urban area of Linton but provide a soft edge to the village at this point.</p> <p>The extended eastern boundary is formed by a belt of trees, which was planted over ten years ago and therefore has not reached maturity. This belt extends in from Balsham Road to Horseheath</p>

	<p>Road and has the potential to provide a feature in the landscape.</p> <p>A bridleway follows part of the south –eastern boundary leading from Horseheath Road and extending eastward into the countryside through an area of shrub land that separates this corner of the site from the road.</p> <p>Development of this site would have an adverse effect on the landscape setting of Linton because the land is in a prominent location. Development is likely to interrupt the views from the historic centre of the village towards the slopes of Rivey Hill and the Water Tower which is grade II listed.</p>
Can any issues be mitigated?	In part some noise issues could be mitigated but adverse impact on landscape setting of Linton of development on this site could not be.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p> <p>The promoter has provided the following information about access – Once the extent of development on the Pembroke College land is known then any transport impact on the A1307 can then be assessed. If mitigation is required to the A1307, this can be considered in acknowledgement of the extensive landownership of Pembroke College to the east of Linton along the A1307 route.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity –this is likely to trigger local 11,000-Volt reinforcement. • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. <p>There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p>

	<ul style="list-style-type: none"> • Gas – Linton 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 Linton 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>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 130 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 secondary schools and/or the provision of new schools.</p>
Health facilities capacity?	Some capacity at Health Centre in Linton.
Any other issues?	<p>The proposer has submitted the following additional information –</p> <p>Any detailed design work would include a landscape assessment to identify the extent of the landscape capacity of the land to accommodate new development and provide a basis to best assess what form of landscape planting should be provided as part of a development proposal.</p> <p>Once the extent of development on the Pembroke College land is known then any transport impact on the A1307 can then be assessed. If mitigation is required to the A1307, this can be considered in acknowledgement of the extensive landownership of Pembroke College to the east of Linton along the A1307 route.</p>
Can issues be mitigated?	In part - Would need reinforcement of utility service serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the

	accident record of the A1307 and how scheme would access this road.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 4.90ha.)
Site capacity	147 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?	Pembroke College, Cambridge
Legal constraints?	None
Is there market interest in the site?	<p>Not placed on the open market, but with the involvement of Bidwells Residential Agency it has been confirmed that house builder interest will be forthcoming at the appropriate time.</p> <p>To date the involvement of a developer has not been actively sought; the involvement of Bidwells Residential Agency has ensured that development decisions take into account commercial and developer interests.</p>
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	There are no known elements that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development

affect deliverability?	
Are there any cost factors that would significantly affect deliverability?	There are no known elements that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development
Could issues identified be overcome?	N/a
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	Linton
Site name / address	Land to the east of Linton – South of Bartlow Road.
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 45-70 dwellings with open space
Site area (hectares)	3.68ha
Site Number	104
Site description & context	<p>The site is on the eastern edge of Linton to the south of Bartlow Road. The A1307 is the boundary to the south-east. The eastern edge of the site is separated from the Bartlow Road by a triangle of scrubland created when the road junction with the A1307 was realigned. Houses in Fincham Close are along part of the western boundary. The southwestern section of the site is within the River Granta floodplain. The river follows the southern edge of the site.</p> <p>The site is an arable field sloping down into the valley of the river towards the A1307.</p> <p>The site is adjacent to Site 102 and part of a larger site 120.</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	1962 - An outline planning application for residential development was refused. (SC/0144/62) The reasons for refusal included that it was outside the limits of the existing village.
Source of site	Site suggested through call for sites

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

<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<ul style="list-style-type: none"> • Flood Zone- Slightly less than a quarter of southwestern part of the site is within Zone 2. • Minerals and Waste LDF designations (Core Strategy designations only) – A quarter of the southern part of the site is within a minerals safeguarding area for sand and gravel.
<p>Tier 1 conclusion:</p>	<p>The site is on the eastern edge of Linton south of Bartlow Road. The large arable field is adjacent to the A1307 to the south. The River Granta follows part of the southern boundary and as a consequence the southern quarter of the site is within flood zone 2. Part of this section of the site is also within a minerals safeguarding area for sand and gravel within the Minerals and Waste LDF Core Strategy.</p> <p>Residential properties form part of the boundary to the west. The southwestern part of the site is juts into the river flood plain.</p>
<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"> • Non-statutory archaeological site - A Roman villa is known to the south and its associated cemetery may extend into the proposal area. The County Archaeologist would require further information in advance of any planning application for this site. • Conservation Area – Setting of Linton Conservation Area - major adverse effect on CA as very prominent countryside site in views across valley and on approach. • Listed building - Settings of numerous listed buildings. Major adverse effect on functional manorial and countryside setting of closest listed properties at Barham including Barham Hall (Grade II*) (315metres distance)
<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

	<p>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"> • Ground Water Source Protection Zone 2 • Noise issues - The south of the site is bounded by the busy A1307. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle but may be prudent to assess noise constraint. • Flooding and drainage issues - The south part of the site is on a known flood zone 2 • Topography issues – the site slopes down to the south from Bartlow Road towards the A1307 and River Granta.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. The River Granta has its own water meadows and these, together with trees and hedgerows, form strong features in the landscape setting of Linton. This is a feature between the southern edge of the historic core and the A1307.</p> <p>The site slopes down from the Bartlow Road into the river valley towards the A1307. The floodplain of the River Granta has scattered trees and scrubland and the southern part of the site is within this floodplain. There are views from the main bypass across the site towards the built edge of the village. There is no hedge along this boundary so this allows for wide vistas of this part of Linton from the bypass. The SCVCS identifies this as an exposed edge visible in the wider landscape. The built edge is soft created by hedges and mature trees screening sight of the houses beyond.</p> <p>There is a mature hedgerow along the Bartlow Road, which provides a screen to views southwards across the site towards the A1307. This hedge along with the bungalows in The Ridgeway with their mature gardens and tall trees create a rural character to this approach into the village.</p> <p>The properties in Fincham’s Close have gardens that back onto the western edge of the site. There are mature trees along this boundary forming a green screen to the houses. This link in with the trees in the river floodplain creating a distinct rural character.</p> <p>The north east boundary is adjacent to a triangle of land that was created when the road junction with the A1307 was realigned.</p>

	Development of this site would have a significantly adverse effect on the landscape setting of Linton because this site is located in a prominent position on an exposed edge visible in the wider countryside. The setting of the listed buildings in Barham notably Barham Hall are likely to be impacted if the site is developed.
Can any issues be mitigated?	No because significant impact on landscape setting of Linton of development on this site could not be mitigated.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p> <p>The promoter has provided the following information on access -</p> <p>Once the extent of development on the Pembroke College land is known then any transport impact on the A1307 can then be assessed. If mitigation is required to the A1307, this can be considered in acknowledgement of the extensive landownership of Pembroke College to the east of Linton along the A1307 route.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity –this is likely to trigger local 11,000-Volt reinforcement. • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. <p>There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Linton 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 Linton waste water treatment works to accommodate this development site.

	<ul style="list-style-type: none"> 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>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 70 dwellings could generate a need for early years places and a maximum of 25 primary school places and 18 secondary places.</p>
Health facilities capacity?	Some capacity at Health Centre in Linton.
Any other issues?	<p>The promoter provided the following additional information</p> <p>The introduction of further dwellings at Linton can further help support the facilities and services and help ensure Linton remains to be a sustainable location with a good range of facilities for the local community. The land parcels can, in part, provide for open space, play space and/or allotments; along with an on-site contribution towards affordable housing provision. There could be scope for some improvements to the A1307 junctions, subject to the extent of development provided.</p>
Can issues be mitigated?	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 2.07ha.)
Site capacity	62 dwellings

Density	30 dph
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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?	Pembroke College, Cambridge
Legal constraints?	The land is wholly owned by Pembroke College and requires no third party land to provide for mitigation or access.
Is there market interest in the site?	<p>Not placed on the open market, but with the involvement of Bidwells Residential Agency it has been confirmed that house builder interest will be forthcoming at the appropriate time.</p> <p>To date interest from developers has not been actively sought; the involvement of Bidwells Residential Agency has ensured that development decisions take into account commercial and developer interests.</p>
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?	There are no known elements that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development
Are there any cost factors that would significantly affect deliverability?	There are no known elements that have been considered at this stage that would make the scheme unviable and in this regard (subject to planning) there is great confidence in the deliverability of the development
Could issues identified be overcome?	N/a
Economic	Viability Category 3 Less viable sites

viability?	<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	Linton
Site name / address	Land to the east of Linton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential and open space
Site area (hectares)	460.05ha
Site Number	Site 120
Site description & context	<p>The site is on the north and eastern edge of Linton and is made up of eight arable fields that wrap around the built edge of the village</p> <ul style="list-style-type: none"> • North of Balsham Road – an extensive field that slopes up from the road towards Rivey Hill. No hedge along this boundary. Housing is along the western boundary. The northern extent of the site does not follow a field boundary. • South of Balsham Road / North of Horseheath Road – two fields on undulating slopes between these two approach roads to Linton. A belt of trees forms the eastern boundary. Housing is on the western boundary • South of Horseheath Road – two fields with housing to the west and south. Enclosed by hedges. • Adjacent to A1307 – a field east of the main road, south of Horseheath Road. • Bartlow Road – a field north of the road with housing to the west. Hedges enclosing whole site • Bartlow Road – a field south of the road sloping down to the A1307. Part of site within River Granta flood zone. <p>The site is a combination of Sites 101 (part), 198,103, 32,199, 102 and 104.</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No

Planning history	<p>LDF 2007 Four sites were promoted for residential uses in the Site Specific Policies DPD – Objection sites 69, 70, 71 and 75.</p> <p>Local Plan 2004 The inspector of the 2004 Local Plan had previously considered two of these sites. Also the large site north of Balsham Road was considered at this time and rejected.</p> <p>There have in the past been applications for residential development on a number of parts of this large site – all were refused because the land was outside of the existing village and would cause harm to the appearance and character of the landscape.</p>
Source of site	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 A small part of the southern part of the site is in flood zone 2 • Minerals and Waste LDF designations (Core Strategy designations only) – A small part of the site in the south is within a mineral safeguarding area for sand and gravel.
Tier 1 conclusion:	The site is made up of eight fields that wrap around the north and east of Linton. A small part of the site in the south is within the River Granta floodplain and therefore in flood zone 2. This land is also within a minerals safeguarding area for sand and gravel identified in the Minerals and Waste LDF Core Strategy.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations	
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Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - Extensive archaeological remains are known in the area and in the vicinity, including enclosures of probable late prehistoric or Roman date and a possible Roman cemetery associated with a villa to the south. The County Archaeologists would require further information in

	<p>advance of any planning application for this site.</p> <ul style="list-style-type: none"> • Conservation Area - Setting of Linton Conservation Area - Major adverse effect on CA as very prominent countryside site in views across valley and village and on approach. • Listed buildings - Settings of numerous listed buildings - Major adverse effect on functional manorial and countryside setting of closest listed properties at Barham including Barham Hall (Grade II*), (315metres) views of Water Tower (Grade II) on Rivey Hill, vista along High Street and as backdrop to listed buildings.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – A bridleway follows part of the western boundary of the most northern field. Another bridleway goes north from Horseheath Road. A footpath follows a hedgerow dividing two fields from Horseheath Rd to Bartlow Rd. • 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"> • Ground Water Source Protection Zone 2 • Noise issues - The South of the site is bounded by the busy A1307. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle but may be prudent to assess noise constraint. • Flooding and drainage issues – Small part of southern end of site in flood zone 2
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth. This is one of the key attributes of the village.</p> <p>The SCVCS study highlights the importance of the long views across the village from surrounding hills and particularly highlights the views</p>

	<p>across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton.</p> <p>The northern part of the site is an extensive arable field rising up from Balsham Road towards Rivey Hill and therefore part of the setting of the village. There are open views into and from this site across the village into the surrounding countryside to the south. Given the open nature of this landscape development of this field is likely to impact on the village.</p> <p>Six fields that form the middle portion of the site are located to the north and south of Horseheath Road and west of the A1307. They are part of the gently rolling farmland characteristic of this eastern edge of Linton. Hedgerows enclose them and there are extensive views across them towards the village and out into undulating countryside.</p> <p>The southern part of the site is south of Bartlow Road and is a field that slopes down toward the A1307 within the River Granta valley. Part of the site is within the floodplain. This field can be seen from the A1307 across the water meadows of the river. The mature trees and hedgerows in the meadows form a strong feature in the landscape setting of Linton. The important role of views across these meadows towards the village was recognised in the SCVCS study.</p> <p>Development of the site as a whole would have a highly significant adverse effect on the landscape setting of Linton since the fields that make up this site are all on the edge of the village- many in locations where development would have significant impacts on the views from the historic centre and long views across the village. There would be an impact on the setting of many listed buildings within Linton if development were to take place.</p>
<p>Can any issues be mitigated?</p>	<p>In Part. Some noise impact could be mitigated but adverse impact on landscape setting of Linton of development on this site could not be. Could consider possibly reduced site since views to historic core would not be impacted - Central part of site more obscured by modern development and land slopes, so possible on land part of Sites 032, 101 & 198 subject to landscape mitigation to reduce impact on Conservation Area and listed buildings.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p>

	<p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p> <p>The promoter has provided the following additional information about access -</p> <p>Once the extent of development is known then any related transport impact on the A1307 can be assessed. If mitigation is required to the A1307 in terms of junction improvements for example, such works can be considered in acknowledgement of the extensive landownership of Pembroke College and G.W.Balaam to the east of Linton along the A1307 route that could be utilised to enable such improvements.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to require local and upstream reinforcement • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the Linton wastewater treatments works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 750 dwellings could generate a need</p>

	<p>for early years places and a maximum of 263 primary school places and 188 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?	Some capacity at the Health Centre in Linton
Any other issues?	<p>The promoter provided the following additional information –</p> <p>The highest priority for Linton and its residents is the A1307, in terms of the safety of the road, with a high accident rate including fatal accidents; also in terms of the long-waiting times to exit Linton onto the A1307 due to the speed of traffic and junction design. The SHLAA proposal by virtue of the landownership, awareness of these issues and through a critical mass of new residential development could bring forward improvements to the road network; in particular improved junction arrangements. A revised road scheme to the east of Linton would also create the significant potential to ease the amount of traffic currently experienced in the historic centre of Linton.</p> <p>The introduction of further dwellings at Linton can further help support the facilities and services and help ensure Linton remains to be a sustainable location with a good range of facilities for the local community. The capacity of local services will need to be investigated to ensure the right level of development and mitigation is provided.</p>
Can issues be mitigated?	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 184.2 ha.)
Site capacity	5,521 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?	Pembroke College Cambridge and individual landowner.
Legal constraints?	None
Is there market interest in the site?	<p>Not placed on the open market at this early stage, but through the involvement of Bidwells Residential Agency it has been confirmed that house builder interest will be forthcoming at the appropriate time.</p> <p>To date developer interest has not been actively sought; the involvement of Bidwells Residential Agency has ensured that development decisions take into account commercial and developer interests.</p>
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 mentioned
Are there any cost factors that would significantly affect deliverability?	<p>The improvement of the A1307 at Linton is a matter that new development could help to deliver. This will require a critical mass of new development to generate the value to finance the road improvements. Subject to sufficient houses being built the viability would be assured in regard to this issue.</p> <p>Further investigation is being undertaken on the costs of such highway works to inform what the critical mass would have to be.</p>
Could issues identified be overcome?	Further investigation into highway works and the cost of them.
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 no development potential

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

Location	Linton
Site name / address	Land east of Station Road.
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	Housing – approximately 50 dwellings.
Site area (hectares)	1.78ha
Site Number	Site 152
Site description & context	<p>The site is located south of the A1307 on the southern edge of Linton. The northern boundary wraps around Woodville Cottage. The site is east of Station Road and includes within it the old station building which is next to the disused Sawston to Haverhill railway line.</p> <p>There are a number of commercial properties on the site. The largest is a warehouse that occupies a third of the site – this is in use as a book distribution centre. South of the warehouse adjacent to the railway line is a long building, which is in use.</p> <p>West of the warehouse are three single storey buildings – one vacant and two in commercial use.</p>
Current or last use of the site	Employment and vacant land
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No (However the site is adjacent to the Linton Special Policy Area – Policy CH/10 - This policy seeks to restrict further residential development to the south of the A1307 due to the segregation from the main part of the village and further development in this area would not be sustainable)
Planning history	<p>1989 - Outline planning application refused for 29 houses and associated works (S/2005/89/O). Reasons for refusal included the fact that it was an employment allocated site; was contrary to the local plan policy precluding residential development south of the bypass and would impact on the setting of listed building.</p> <p>The Old Station House has had a variety of permissions. The latest approval is for change of use from offices to a children's nursery (S/2383/03/F)</p>

Source of site	Site suggested through call for sites
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Tier 1: Strategic Considerations	
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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:	The site is south of the A1307 to the east of Station Road. There is a large warehouse occupying a third of the site with several other commercial buildings beside it – one is vacant and two in commercial use. The old station building is at the end of Station Road adjacent to the disused Sawston to Haverhill railway line, which follows the southern boundary of the site.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations	
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Designations and Constraints	
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Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – Woodville Cottage is to the north of the site facing onto the A1307– a 17C cottage.(Grade II) Setting of Woodville Cottage would be adversely effected due to loss of wooded backdrop and due to higher ground levels. Non-statutory archaeological site - There is evidence for Iron Age settlement to the south. Archaeological works could be secured by condition of planning permission. The Sawston to Haverhill railway line follows the southern boundary of the site
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – Nine lime trees are listed along the western side of the site adjoining Station Road. Public Rights of Way – A footpath follows the eastern boundary from A1307 southwards 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

	<p>hemph 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>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination - Current land use appears to be of commercial/industrial and therefore would require investigation. This can be dealt with by condition. • Noise issues - There is an industrial type estate to the West and noise is material considerations in terms of health and well-being and providing a high quality living environment. The noise risk has not been quantified. It is uncertain whether 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. 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 and odour 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. • Noise issues - The North of the site is also bounded by the A1307. However it is likely that such a transport source can be abated to an acceptable level with careful mitigation: combination of appropriate distance separation, building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm and special foundation design may be required. Noise may influence the design / layout and number / density of residential premises.
<p>Townscape and landscape impact?</p>	<p>The site is to the south of the A1307. The site slopes up from this road and has many tall trees along this boundary. There is a listed building – Woodville Cottage facing onto the main road, which is not part of the site. This property has a garden around it that is enclosed by hedges and trees. Any development of the site would impact on this property.</p>

	<p>A large warehouse occupies a third of the site – the access to this is off Station Road. The land behind the warehouse northwards to the road is open scrubland.</p> <p>Along the east side of Station Road are a group of nine lime trees that are protected by TPO. These partly screen views into the site. There are two single storey buildings in commercial use, which have hard standing around them.</p> <p>The old station building is on the southern edge of the site adjacent to the disused railway line. The property has been used for offices and has permission for a children’s nursery. There is no landscaping around this property – it stands within hard standing at the end of Station Road.</p> <p>Development of this site would have a neutral effect on the landscape and townscape setting of Linton because of the mix of uses on the site. The setting of the listed building could be enhanced by sensitively designed development on the site and the removal of the industrial neighbour.</p>
Can any issues be mitigated?	Yes – through sensitive design of the site could improve setting of listed building.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (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> <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 - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. <p>There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties.</p>

	<p>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.</p> <ul style="list-style-type: none"> • Gas – Linton 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 Linton wastewater 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>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <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?	Some capacity at Health Centre in Linton.
Any other issues?	
Can issues be mitigated?	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

Tier 3: Site Specific Factors

Capacity

Developable area	1.20 ha.
Site capacity	36 dwellings
Density	30 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?	No
Site ownership status?	Two individual landowners
Legal constraints?	No
Is there market interest in the site?	Not marketed site
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
Are there any cost factors that would significantly affect deliverability?	None

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	
<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	Linton
Site name / address	Land adjacent to Back Road.
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	250 dwellings with public open space.
Site area (hectares)	16.73ha
Site Number	197
Site description & context	<p>The site is located on the northwest edge of Linton to the north of the River Granta along Back Road. It is made up of two parts separated by the road.</p> <p>The site to the north of the road is made up of an extensive arable field that slopes up towards Rivey Hill. The eastern edge of the site is adjacent to large properties with long gardens. There is a bridleway that extends from Back Road northwards along this edge. There is no physical feature to mark the northern boundary of the site within the field. The line on the map extends beyond the northern edge of the adjacent houses.</p> <p>The site south of Back Road comprises two arable fields. The eastern edge is adjacent to The Woodlands housing estate. A footpath runs from the road along the boundary between the two fields.</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>Local Plan 2004 A site north of Back Road was considered by the inspector of the 2004 Local Plan. He concluded that -</p> <p><i>Existing development in this part of Linton already presents a harsh</i></p>

	<i>edge to attractive undulating downland. Although part of the objection site lies in a dry valley, I formed the view that development here would extend intrusive development onto still higher ground and be visible from many vantage points to the north and west and (at greater distance) from points south of Linton on the other side of the River Granta. I do not support these objections.</i>
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 2 just touches the southern edge of the site • Minerals and Waste LDF designations (Core Strategy designations only) – The southwest portion of the site adjacent to the river within a minerals safeguarding area for sand and gravel – about a quarter. The Linton Waste Water Treatment Works is to the south west of the site and the safeguarding area surrounding it extends into the southern part of the site (approximately a third of the site south of the road). Within such area the Minerals and Waste LDF states that there is a presumption against allowing development that would be occupied by people. This includes new buildings to residential, industrial, commercial, sport and recreational uses.
Tier 1 conclusion:	The site is located on the north western edge of Linton on either side of Back Road. It is made up of two fields south of Back Road and part of three fields north of this road. Part of the southern edge of the site is in Flood Zone 2 and a minerals safeguarding area for sand and gravel extends into the south west portion of the site. Also Linton WWTW safeguarding area extends into southern part of site.
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 Symond House, 44 Symond Lane (formerly listed as Linton Hospital) is located south of Back Road 100 metres from the far eastern boundary of the site. Linton Farm and its associated barns are listed buildings to the west of the site on the far side of the river. They are some 100 metres from the site. Settings of listed properties at Little Linton and along Symonds Lane (Grade II). Major adverse effects on Little Linton due to loss of countryside context and backdrop, loss of separation of former village from Linton, loss of historic

	<p>role & function as former separate manor and farmstead and due to height of ground above listed buildings. Adverse effects of east end of site on Symonds Lane listed buildings (Grade II) due to high of ground above listed properties.</p> <ul style="list-style-type: none"> • Conservation Area - Setting of Linton Conservation Area - Minimal effect subject to height and landscaping due to limited views and screening. • Non-statutory archaeological site - A medieval moat and post medieval fish ponds are known to the immediate south. There is also extensive evidence for Roman activity in the vicinity. The County Archaeologists would require further information in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • County Wildlife Site – Furze Hills Road Side Verge – supports a population of a nationally scarce vascular plant species (<i>Clinopodium calamintha</i>) • Public Rights of Way – A bridleway follows the eastern boundary north of Back Road. A footpath follows the field boundary between the two fields making up the site south of Back Road • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnets, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the majority of the site is grade 2 apart from the southern half of the two fields south of Back Road.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – About a sixth of the northern part of the site is in zone 1 and the remainder in zone 2 • Noise issues - Noise from Horseheath Road but can be mitigated by design and layout, which may influence density, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance. • Flooding and drainage issues - The west side of this site directly adjacent to known flood zone 2/3
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill,</p>

	<p>creating a dominant backcloth. This is one of the key attributes of the village. Other key attributes of Linton are the distant views across open farmland and long views of the village from surrounding hills.</p> <p>The site is located on the lower slopes of Rivey Hill just above the water meadows of the River Granta. The site is either side of Back Road. The SCVCS identifies this approach into Linton as having wide views across arable fields with a harsh housing estate edge to the village. The views of this housing are partially screened by mature hedgerows on the southern boundary of the approach.</p> <p>The site north of Back Road is part of an extensive arable field, which rises gently up from the road. There are wide views up towards Rivey Hill from the road. These views are open because there is no hedgerow for much of the length of this northern boundary. The SCVCS states that the road defines a clear edge to the village along this approach to Linton. The Woodlands housing estate is located on the south side of Back Road and had clear views across the field to the hills beyond.</p> <p>The two fields, which form the site south of Back Road gently slope towards the River Granta which is very close to the south eastern boundary. The fields are enclosed by hedgerows that have mature trees within them. The views from the road across these fields are into the river meadow, which has a high density of trees. These trees screen longer views to the southeast. From the site northwards are open views of rolling countryside with glimpses of groups of trees.</p> <p>Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is on the lower slopes of Rivey Hill which is a key feature of the setting of the village.</p>
<p>Can any issues be mitigated?</p>	<p>In Part - concerns about noise impact could be mitigated by careful design but significant adverse impact on landscape setting of Linton and on setting of listed buildings of development on this site could not be.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>

<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the Linton wastewater treatment works to accommodate this development site. • Network: 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>School capacity?</p>	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 250 dwellings could generate a need for early years places and a maximum of 88 primary school places and 63 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>Some capacity at Health Centre in Linton.</p>
<p>Any other issues?</p>	<p>The promoter has provided the following additional information –</p> <p>The land is very well located to the village framework, located outside the green belt and would provide a logical extension. Linton is one of</p>

	the larger villages in South Cambridgeshire and has a good range of services and facilities. This includes numerous shops (food and non food related), 3 public houses, banks, an Infants school, a junior school and Village College, a library, health centre, dental practice, veterinary practice and a community centre, and a number of community halls as well as a recreation ground. With its overall level of services, Linton has been identified as a Minor Rural Growth Settlement. The site benefits with close ties to the Village, and would represent a logical extension to the development framework, with a continuation of the established ribbon of development along Back Lane.
Can issues be mitigated?	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 8.37ha.)
Site capacity	251 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?	Individual landowner.
Legal constraints?	None
Is there market interest in the site?	Not 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 deliverability?	None
Are there any cost factors that would significantly affect deliverability?	None
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
Site with no development potential.

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

Location	Linton
Site name / address	Land adjacent to Balsham Road, Linton
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)	3.07ha
Site Number	198
Site description & context	<p>The site is on the northeastern edge of Linton on land to the south of the Balsham Road. The land gently slopes up from the road and a hedge marks the southern edge of the site on the skyline. It is located to the east of the residential properties in Brinkman Road. The eastern boundary of the site is a hedge with an established belt of trees beyond.</p> <p>The site is an arable field.</p> <p>The site is part of a larger SHLAA site – Site 120. It is adjacent to Site 103 and separated from Site 101 by the Balsham Road.</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LDF 2007 Objection Site 75</p> <p>The site was promoted for housing in the Site Specific Policies DPD (Site no 75) and was not accepted for development by the inspector. Local Plan 2004</p> <p>The site was also considered by the Local Plan 2004 inspector who stated –</p> <p><i>This is an arable field adjoining the north-eastern edge of the village framework with a recent belt of tree-planting along its northern edge. The objectors seek its allocation for residential development.</i></p>

	<i>However, I find no reason to support development on this peripheral site projecting into the attractive undulating countryside around Rivey Hill.</i>
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:	The site is located on the northeastern edge of Linton on land to the south of the Balsham Road. Hedges bound the site on three sides and by the residential properties in Brinkman Road to the west. The site comprises of an arable field, which slopes up from the road to the horizon.
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 - there are cropmark enclosures are known to the north and east. County Archaeologists would require further information in advance of any planning application for this site. • Listed buildings – Setting - The impact on the setting of the historic core of the village would be relatively limited due to the slope of the field downwards towards the north means that long view and views from the south are minimal subject to height of any development.
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

	<p>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>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2. • 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. • Topography issues - site slopes up away from Balsham Road in a southeastern direction.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth and the SCVCS identifies this as a key attribute of the village.</p> <p>The SCVCS study highlights the importance of the long views across the village from surrounding hills and particularly highlights the views across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton</p> <p>The site is an arable field that is part of the rolling countryside to the north east of Linton and is located south of Balsham Road. There is a hedge along this road boundary. The land gently slopes up from the road and a further hedge marks the south eastern edge of the site, which includes some trees. This edge is on the skyline. There are clear views into and from the site from this road towards Rivey Hill to the north.</p> <p>The SCVCS describes this approach into Linton along Balsham Road as being wide across fields to an exposed village edge. The houses in Brinkman Road form the eastern edge of the site and they are within a western extension of housing estate development in Linton. The rear of these properties forms a well defined but harsh edge to this part of Linton.</p> <p>The north eastern boundary of the site is a hedgerow behind which is a belt of trees that were planted over ten years ago and therefore have not reached maturity. This belt extends in a south-east direction to Horseheath Road and has the potential to provide a feature in the landscape.</p> <p>Development of this site would have an adverse effect on the landscape setting of Linton because the site is in a prominent location</p>

	part of the open network of fields that form the rural setting of Linton. Development would have an impact on the approach road into the modern part of Linton.
Can any issues be mitigated?	Some noise impact could be mitigated but adverse impact on landscape setting of Linton of development on this site could not be.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>A junction located on Balsham Road 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 would be no significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Linton is a settlement served by gas and since the proposed site is for less than 150 dwellings this is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - there is sufficient capacity at the Linton 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	No FRA provided

measures?	
School capacity?	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 85 dwellings could generate a need for early years places and a maximum of 30 primary school places and 21 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?	Some capacity at Health Centre in Linton.
Any other issues?	<p>The proposer provided the following additional information -</p> <p>The land is very well located to the village framework, located outside the green belt and would provide a logical extension. Linton is one of the larger villages in South Cambridgeshire and has a good range of services and facilities. This includes numerous shops (food and non food related), 3 public houses, banks, an Infants school, a junior school and Village College, a library, health centre, dental practice, veterinary practice and a community centre, and a number of community halls as well as a recreation ground. With its overall level of services, Linton has been identified as a Minor Rural Growth Settlement. The 2.9ha site benefits with close ties to the Village, and would represent a logical extension to the development framework. There is understood to be a potential shortfall in the amount of recreational land to meet the standard recommended by the National Playing Fields Association. This site adjacent to the recreational ground provides an opportunity to reinforce the existing recreational provision within the village.</p>
Can issues be mitigated?	In part - Would need reinforcement of utility service serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

Tier 3: Site Specific Factors

Capacity

Developable area	None (area if unconstrained 2.30ha.)
Site capacity	69 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?	One landowner
Legal constraints?	None mentioned.
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 2011-2016 • Phasing - 2011-16 – 50-100%; 2016-21 – 50-0%
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 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	Linton
Site name / address	Land adjacent to Horseheath Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	165 dwellings
Site area (hectares)	6.53ha
Site Number	199
Site description & context	<p>The site is located on the eastern edge of Linton south of Horseheath Road. Hedges enclose the site to the north, east and west. Residential properties are to the south. A public right of way follows the length of the eastern boundary from Horseheath Road south to Bartlow Road. The site is an arable field.</p> <p>It is adjoining Site 032 and Site 102, across the road from Site 103 and part of a larger Site 120.</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LDF 2007 - Objection site 71 The site was considered in the Site Specific Policies DPD as an objection site (No. 71) for residential use.
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	No

that have the potential to make the site unsuitable for development?	
Tier 1 conclusion:	The site is an arable field on the eastern edge of Linton to the south of Horseheath Road. Residential properties are to the south of the site. Hedges enclose it to the north, west and east.
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 Linton Conservation Area is to the west of the site (700 metres direct distance) – Impact on setting of Conservation Area - Adverse effect due to prominence of site in views across valley and village and on approach. • Listed buildings – Setting of numerous Listed Buildings - adverse effect due to very prominent countryside site in views across valley and village and on approach. • Non-statutory archaeological site - There is evidence for possible Roman and Saxon cemeteries in the vicinity. The County Archaeologist 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"> • Public Right of Way – A footpath follows the entire length of the eastern boundary from the Horseheath Road south to Bartlow Road • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting 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"> • Ground Water Source Protection Zone – Zone 2 • Noise issues - Noise from Horseheath Road but can be mitigated by design and layout, which may influence density,

	<p>therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.</p>
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land.</p> <p>The site is an arable field, which is part of the open undulating farmland that extends eastward from Linton. It is located south of Horseheath Road. The SCVCS describes this approach into Linton as providing wide views down into the village. The northern boundary with the road comprises of a hedge that is of varied height open in parts but screens some views into the site and to the village beyond. A hedge marks the western boundary of the site and beyond is a further field. The houses on the far edge of this field are not clearly visible from the road being screened by hedges and trees.</p> <p>The SCVCS highlights the importance of distant views across open farmland. The site rises gently up to the east towards a hedge that marks this boundary on the horizon. A footpath follows this hedgerow allowing broken views through it to the west towards the village. The field is very open with long wide views across it into the distant countryside to the south of the village.</p> <p>Residential properties in The Ridgeway back onto the site forming part of its southern boundary. This is a cul-de-sac with bungalows with mature gardens. The hedge of the adjoining field provides the rest of this southern boundary. The site cannot be seen when looking from Bartlow Road towards the site in a north- east direction.</p> <p>The site is an arable field, which is part of the open countryside that extends eastward from Linton.</p> <p>Development of the site would have a significant adverse effect on the landscape setting of Linton. The site is part of the open countryside in a prominent position for views across the valley and village and on the approach into the village.</p>
<p>Can any issues be mitigated?</p>	<p>Some noise impact could be mitigated but significant adverse impact on landscape setting of Linton of development on this site could not be.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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</p>

	<p>the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the Linton wastewater 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>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 165 dwellings could generate a need for early years places and a maximum of 58 primary school places and 41 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	Some capacity at Health Centre in Linton.

capacity?	
Any other issues?	<p>The promoter provided the following additional information</p> <p>The land is very well located to the village framework, located outside the green belt and would provide a logical extension. Linton is one of the larger villages in South Cambridgeshire and has a good range of services and facilities. This includes numerous shops (food and non food related), 3 public houses, banks, an Infants school, a junior school and Village College, a library, health centre, dental practice, veterinary practice and a community centre, and a number of community halls as well as a recreation ground. With its overall level of services, Linton has been identified as a Minor Rural Growth Settlement. The site benefits with close ties to the Village, and would represent a logical extension to the development framework on the west side of the village.</p>
Can issues be mitigated?	<p>In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.</p>

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 4.90ha.)
Site capacity	147 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?	Single landowner
Legal constraints?	None
Is there market interest in the site?	No

When would the site be available for development?	The site is available immediately.
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Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16 • Phasing – 2011-16 - 50-100% • 2016-21 – 50 –0%
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?	
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	Linton
Site name / address	Land to the north and south of Long Lane and east of The Grip
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential – 50-100 dwellings
Site area (hectares)	6.48ha
Site Number	Site 200
Site description & context	<p>The site is on the southern edge of Linton south of the A1307. Part of the site is between this main road and north of Long Lane. It is an arable field. A petrol filling station adjoins the main road but has not been included within the site.</p> <p>The rest of the site is to the south of Long Lane and wraps around Grip Farm and its associated buildings to the west. The majority of this part of the site is pastureland. The southern corner of this contains an old granary building with a further two agricultural buildings. This section of the site fronts onto Hadstock Road and there is a steep gradient up from this road into the site.</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No (However the site is adjacent to the Linton Special Policy Area – Policy CH/10 - This policy seeks to restrict further residential development to the south of the A1307 due to the segregation from the main part of the village and further development in this area would not be sustainable.)
Planning history	<p>LDF 2007 Part of the site was promoted for residential use in the Site Specific Policies DPD on two separate sites – Objection site no 76 – Land between Long Lane and the Grip; and Objection site no 74 – Land at The Grip, Hadstock Road.</p> <p>Local Plan 2004 The inspector for the 2004 Local Plan considered a site south of Grip Farm, Hadstock Rd for inclusion in the development framework and allocation for residential. He stated that</p>

	<i>'... in my view the site is not a natural part of the built-up area and, having regard to the principles behind the definition of the frameworks, I see no reason to support this objection. This conclusion is strengthened by the site's location on the south side of the A1307, away from most of the local facilities in Linton.'</i>
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 – The north west corner of the site is within flood zone 3
Tier 1 conclusion:	<p>The site is on the southern edge of Linton south of the A1307. Part of the site is between this main road and north of Long Lane. It is an arable field. A petrol filling station adjoins the main road but has not been included within the site. The north west corner of this part of the site is within flood zone 3.</p> <p>The rest of the site is to the south of Long Lane and wraps around Grip Farm and its associated buildings to the west. The majority of this part of the site is pastureland. The southern corner of this contains an old granary building with a further two agricultural buildings. This section of the site fronts onto Hadstock Road and there is a steep gradient up from this road into the site.</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 - The Linton Conservation Area is adjacent to part of the western boundary of the site. Major adverse effect on setting of Conservation Area as very prominent countryside site in views to and from CA. Listed Buildings – There are a number of listed buildings to the west of the site including Grip Farm and some of its associated
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	<p>buildings. On the south side of Long Lane outside of the site are two listed properties – The Boundaries and The Kyles. Settings of numerous listed buildings - Major adverse effect on settings of properties along The Grip and west end of Long Lane (Grade II) due to substantial loss of countryside setting and evidence of function of Grip Farm, obscuring of views of listed properties and prominence in countryside views.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site - The area to the west was developed from the 16th century. There is also evidence for Iron Age settlement in the vicinity. The County Archaeologists would require further information in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • County Wildlife Site – The Shelford to Haverhill disused railway line CWS is located just within the southern boundary of the site and follows part of this edge. • Public Rights of Way – Two footpaths link to Long Lane across the A1307. They are towards the western and eastern edges of the site. • 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 southern half of the site is grade 2 land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2 • Land contamination - This site has an old railway line running through it and also an area of previous industrial/commercial land. Would need assessment. Can be conditioned. • Noise issues - The North of the site is bounded by Granta Garage and Filling Station and the busy A1307. Noise and odour from the garage are obvious material considerations in terms of health and well-being and providing a high quality living environment. The noise risk has not been quantified. It is uncertain whether 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

	<p>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. 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 and odour 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"> • Noise issues - The North of the site is also bounded by the A1307. However it is likely that such a transport source can be abated to an acceptable level with careful mitigation: combination of appropriate distance separation, building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm and special foundation design may be required. Noise may influence the design / layout and number / density of residential premises. • Flooding and drainage issues - The west side of this site intersects a known flood zone 2/3. • Topography of site – the section of the site containing the old granary and agricultural buildings is on land that slopes up steeply from the road.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land.</p> <p>The site is located on the edge of Linton to the south of the A1307, which is slightly elevated along this section. Therefore this main road will interrupt any views towards the village. It is made up of a number of fields that are dissected by Long Lane.</p> <p>The section of the site north of Long Lane is adjacent to the A1307 and is a long thin shape with a petrol filling station located in the middle of the northern boundary. The northern boundary between the junction with B1052 and the petrol station consists of a hedge with groups of mature trees, which screen views into and from the site. Eastward from the petrol station the site is very exposed and the field gently slopes up towards Long Lane. 'The Kyles' listed building can be glimpsed from the bypass across the site through the hedge that runs the whole length of Long Lane. Development of this field is likely to impact on the setting of this property.</p> <p>Long Lane is a single track road with well established hedgerow on either side of it giving a very rural character to the lane. There is a pond to the north of the junction of the land with the road.</p>

	<p>Most of the site south of Long Lane is pastureland that is enclosed by tall hedges and trees on all but its western boundary. There is a group of houses to the west of the site on The Grip, which include a number of listed properties. These overlook the pastureland and their setting is likely to be impacted if this pasture were to be developed. There would be a substantial loss of their countryside setting.</p> <p>The southwest corner of the site is separate from the pasture by a belt of tall trees and contains a number of buildings. Part of disused railway line that is County wildlife site near here. This section adjoins the B1052. A steep bank of grass rises up from this road to an old granary with associated hard standing. Behind this are agricultural buildings.</p> <p>Development of this site would have an adverse effect on the landscape setting of Linton because the site has a rural character and is in a prominent location in terms of views into and out of the historic centre of the village. The settings of the listed buildings within the site would be greatly impacted if the site were to be developed.</p>
<p>Can any issues be mitigated?</p>	<p>Some noise impact could be mitigated but adverse impact on landscape setting of Linton of development on this site could not be. Could consider possible very limited development site southern edge south of Railway line where there may be potential to enhance within partly industrial setting but would impact on fact this railway line is County Wildlife Site.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. <p>There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties.</p>

	<p>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.</p> <ul style="list-style-type: none"> • Gas – Linton 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 Linton wastewater 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>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <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>
Health facilities capacity?	Some capacity at Health Centre in Linton.
Any other issues?	<p>The promoter provided the following additional information</p> <p>The southern part of the village, severed by the A1307 by-pass, is characterised by three distinct uses; employment, a sensitive residential area much of which lies within the Conservation Area, and the site of Linton Zoo. The current policy provisions (Policy CH10 Linton Special Policy Area) outlines that the Council will not permit further residential development in this part of the village and will resist further expansion of the existing Hadstock Road Industrial Estate. There may be noise and air quality issues that will need to be addressed at the appropriate stage.</p> <p>It is also the case that Linton is one of the larger villages in South Cambridgeshire and has a good range of services and facilities. This includes numerous shops (food and non food related), 3 public houses, banks, an Infants school, a junior school and Village College, a library, health centre, dental practice, veterinary practice and a</p>

	community centre, and a number of community halls as well as a recreation ground. With its overall level of services, Linton has been identified as a Minor Rural Growth Settlement. Should the policy framework be reviewed the site identified is available for development, to provide much needed residential accommodation including affordable housing. It benefits with close ties to the Village, and would represent a logical extension to the development framework.
Can issues be mitigated?	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 4.86ha)
Site capacity	146 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?	Individual landowner
Legal constraints?	No
Is there market interest in the site?	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 deliverability?	None
Are there any cost factors that would significantly affect deliverability?	None
Could issues identified be overcome?	N/a
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	Linton
Site name / address	Land north of Cambridge Road Linton
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	120-170 dwellings with public open space
Site area (hectares)	6.3ha
Site Number	Site 201
Site description & context	The site is situated on the southern edge of Linton. Immediately to the north is the historic centre of Linton with the Grade I Listed church of St Mary's, the Conservation Area containing numerous Listed Buildings, and public open space running down to the River Granta. To the south is the busy A1307 and a petrol filling station, with semi-enclosed arable fields beyond. To the east and west are wooded areas of the river valley.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	
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	<ul style="list-style-type: none"> • Flood Zone - Approximately a third of the site of the northern part of the site is within Flood Zones 3 and a small part of the southern boundary is within zone 2 • Minerals and Waste LDF designations (Core Strategy designations only) – Three quarters of the site within a mineral safeguarding area for sand and gravel

make the site unsuitable for development?	
Tier 1 conclusion:	The site is situated on the southern edge of Linton. It is south of the River Granta. Approximately a third of the site is within Flood zone 3 and three quarters of the site within a minerals safeguarding area from the Minerals and Waste LDF Core Strategy.
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 northern boundary runs along the edge of a Conservation Area - Major adverse effect on setting of Linton Conservation Area due to loss of significant open space and meadows on prominent site in views & vistas from and towards CA. • Listed Buildings - The site is close to a number of listed buildings to the north, west and south of the A1307. Settings of numerous LBs including Church (Grade I). Major adverse effect due to loss of significant open space and meadows on prominent site in views & vistas from and towards listed buildings, including in major views of Church. • Non-statutory archaeological site - There is evidence for medieval dovecotes in the area. There is also evidence for Roman settlement in the area. 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"> • County Wildlife Site - a County Wildlife Site running along the River Granta, to the north of the site, and another area to the south of the A1307. • Public Rights of Way – There are three footpaths across the site with two footbridges over the River Granta. / Branches of the Icknield Way Long Distance Footpath run adjacent to the site • 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"> • Ground Water Source Protection Zone The north eastern part of the site is in zone 2 / and the rest in zone 3 • Noise issues - The South of the site is bounded by the busy A1307. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle but may be prudent to assess noise constraint. • Flooding and drainage issues - The majority of this site sits on a known flood zone 2/3
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. The River Granta has its own water meadows and these , together with trees and hedgerows , form strong features in the landscape setting of Linton. This is a feature between the southern edge of the historic core and the A1307.</p> <p>The site itself forms part of a highly detailed small scale landscape of the Granta valley with meadows, mature hedgerows and small pockets of woodland. In the wider landscape the site is highly visible from elevated land around the village, including several public footpaths and bridleways.</p> <p>The site is well screened on all sides by trees and hedgerow. This site is located next to the Conservation Area and forms an important part of the setting of Linton.</p> <p>Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is located such that there would be a significant loss of open space and meadows. It is a prominent site in views and vistas from and towards the Conservation Area and development would have an impact on numerous listed buildings particularly the Church - Grade I.</p>
Can any issues be mitigated?	Some noise impact could be mitigated but adverse impact on landscape setting of Linton of development on this site could not be.

Infrastructure	
Highways access?	Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the

	<p>Highway 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 strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the Linton wastewater treatment works to accommodate this development site. • Network: 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>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 170 dwellings could generate a need for early years places and a maximum of 60 primary school places and 43 secondary places.</p> <p>After allowing for surplus school places, development of this site</p>

	would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	Some capacity at Health Centre in Linton.
Any other issues?	
Can issues be mitigated?	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 3.15ha
Site capacity	95 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?	Individual landowner
Legal constraints?	-
Is there market interest in the site?	Not been marketed
When would the site be available for development?	The site is available immediately.

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

development	
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
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	Linton
Site name / address	Land adjacent to Paynes Meadow
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary – adjacent to exception site. (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)
Description of promoter's proposal	Residential – 20 dwellings
Site area (hectares)	0.83ha
Site Number	276
Site description & context	The site is north of an exception site for housing. It is part of an extensive arable field with a hedgerow on the eastern side of the site. A bridleway follows this boundary. There are no physical features within the field to mark the boundary to the north and west.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	
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	No

that have the potential to make the site unsuitable for development?	
Tier 1 conclusion:	The site is north of Paynes Meadow an exception site for housing. There is a hedge marking the eastern boundary. The site is part of an extensive arable field.
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 the location of an enclosure of probable late prehistoric or Roman date to the east. 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"> • Public Rights of Way – a bridleway follows the eastern boundary of the site. • 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"> • Ground Water Source Protection Zone 2
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth and the SCVCS identifies this as a key attribute of the village.</p> <p>The SCVCS highlights the importance of the long views across the village from surrounding hills and particularly highlights the views</p>

	<p>across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton.</p> <p>The site is north of a relatively recent development of affordable housing. It is part of a large arable field that extends up towards Rivey Hill. There is no physical features to indicate the northern or western boundary of the site. Hedgerows form the boundary to the south and east of the site.</p> <p>Development of this site would have a significant adverse effect on the landscape setting of Linton because the site is within the open countryside that is an important part of the setting of Linton. It would impact on views from the historic centre and ones across the village.</p>
Can any issues be mitigated?	No - adverse impact on landscape setting of Linton of development on this site could not be mitigated.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway 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 strategic road network (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 - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Linton is a settlement served by gas and since the proposed site is for less than 150 dwellings this is likely to be accommodated with minimal disruption. • Mains sewerage - There is sufficient capacity at the Linton wastewater treatment works to accommodate this development site. • Network: 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>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a 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 the provision of new schools.</p>
Health facilities capacity?	Some capacity at Health Centre in Linton.
Any other issues?	<p>The promoter provided the following additional information</p> <p>The land is very well located to the village framework, located outside the green belt and would provide a logical extension. Linton is one of the larger villages in South Cambridgeshire and has a good range of services and facilities. This includes numerous shops (food and non food related), 3 public houses, banks, an Infants school, a junior school and Village College, a library, health centre, dental practice, veterinary practice and a community centre, and a number of community halls as well as a recreation ground. With its overall level of services, Linton has been identified as a Minor Rural Growth Settlement. The site benefits with close ties to the Village, and would represent a logical extension to the development framework, with a continuation of the established ribbon of development. The site can be accessed via Paynes Meadow, and benefits from close ties to the footpath to the east providing easy access to the centre of Linton.</p>
Can issues be mitigated?	In part - Would need reinforcement of utility services serving the village. The sewage network is approaching capacity. Additional school places would be needed and health care facilities. However the Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.75ha)
Site capacity	22 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?	One individual landowner
Legal constraints?	None
Is there market interest in the site?	Not 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 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 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 no development potential.</p>