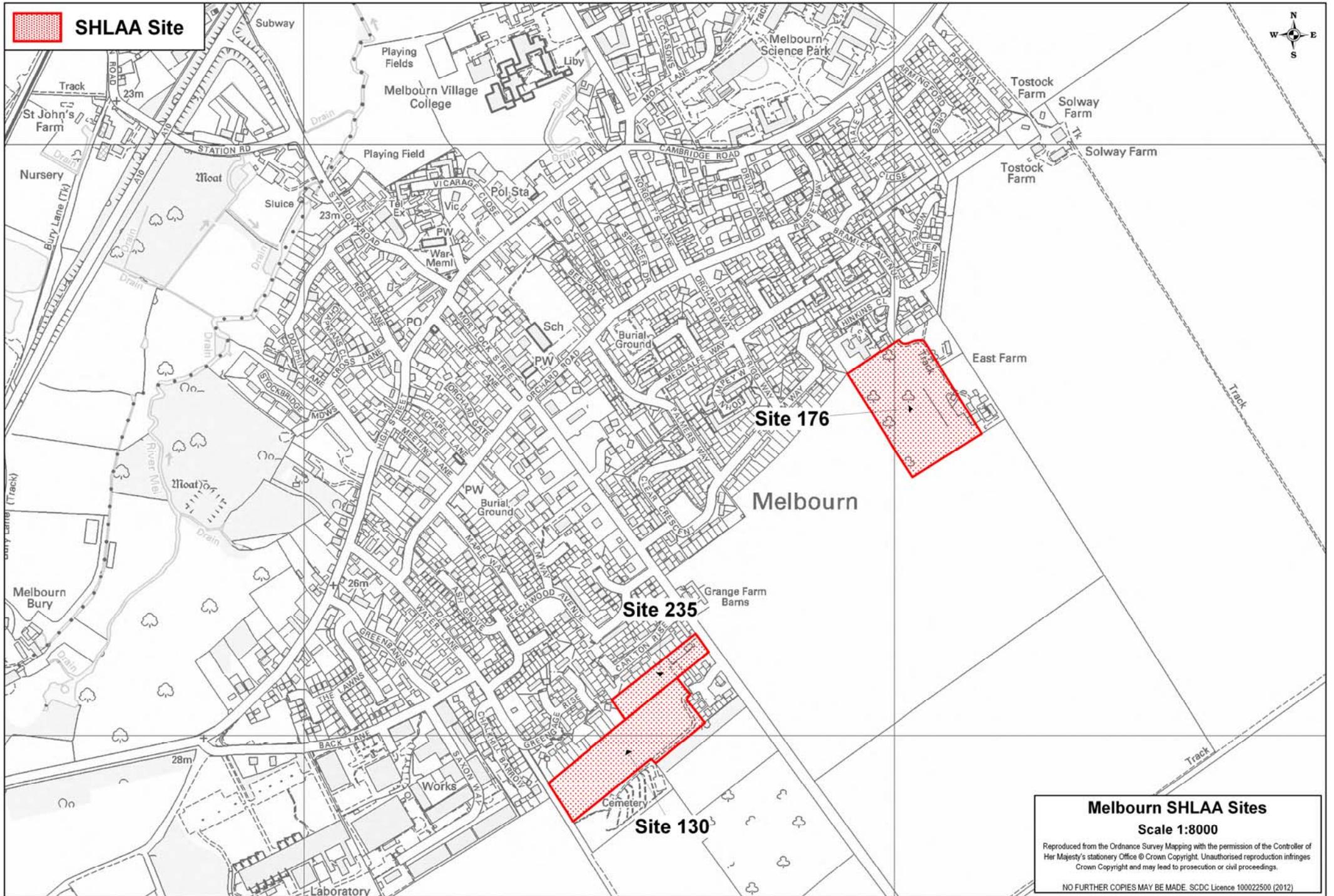


 **SHLAA Site**



**Melbourn SHLAA Sites**  
**Scale 1:8000**  
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
NO FURTHER COPIES MAY BE MADE. SDC Licence 100022500 (2012)

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

<b>Location</b>	Melbourn
<b>Site name / address</b>	Land to Rear of Victoria Way, off New Road, Melbourn
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	50 plus dwellings
<b>Site area (hectares)</b>	2.29
<b>Site Number</b>	130
<b>Site description &amp; context</b>	Field on southern edge of the village. Residential to north. New residential to east adjoining New Road. Cemetery to southwest with access across the site via Victoria Way. Site bounded by hedgerows, and woodland strip to south. Adjoins site 235.
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC – 2005. Planning permission approved for erection of 20 affordable dwellings (S/2185/03/F)
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site</b>	None

<b>subject to any other considerations that have the potential to make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	Field on the southern edge of the village not subject to strategic considerations that may make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - Archaeological investigations to the west have identified a Saxon cemetery. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Public Rights of Way – PROW running along western boundary of the site.</li> <li>Presence of protected species – Site is within the Chalklands area. 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.</li> <li>Agricultural land of high grade - Grade 2 (very good)</li> </ul>
<b>Physical considerations?</b>	Land contamination - Adjacent track known to have Asbestos Containing Materials (ACM). A watching brief is required
<b>Townscape and landscape impact?</b>	The South Cambridgeshire Village Capacity Study (1998) refers to Melbourn as set on land gently sloping down from the chalk hills of Royston northwards to the valley of the River cam or Rhee. The River Mel runs north-west of the village, separating it from Meldreth.

	<p>The wider setting is one of large arable fields with few hedgerows especially to the south and east, with enclosed riverside pasture to the north and parkland to the immediate west. Melbourn provides a well-wooded enclosed edge to all of the separate approaches even from the south where some views are expansive from elevated viewpoints from the ridgelines.</p> <p>The front part of this site has already been developed and the remainder is well screened from the south by hedgerows and woodland strips. Development of this site would have a neutral effect on the landscape setting of Melbourn provided existing hedgerows and woodland strips are maintained.</p>
<b>Can any issues be mitigated?</b>	Yes, provided existing hedgerows and woodland strips are maintained.

<b>Infrastructure</b>	
<b>Highways access?</b>	The site can gain access to Victoria Way where a road spur has been provided to give access to this site and to the village cemetery. Victoria Way is not public highway it is a private road therefore the Highway Authority will not adopt the site as it will not be connected to the public highway.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – The site falls within the CWC 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 capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Melbourn has a mains gas supply</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Melbourn has one primary school with a PAN of 45 and school capacity 315, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 26 surplus

	<p>primary places in Melbourn taking account of planned development in Melbourn, and a surplus of 97 secondary school 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 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>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	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 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.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 3: Site Specific Factors

Capacity	
<b>Developable area</b>	1.72 ha
<b>Site capacity</b>	52 dwellings
<b>Density</b>	30 dph net

Potential Suitability	
<b>Conclusion</b>	The site is potentially capable of providing residential development taking account of site factors and constraints provided the existing hedgerows and woodland strips are maintained. 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.

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

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

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

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

<b>Location</b>	Melbourn
<b>Site name / address</b>	East Farm, Melbourn
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	60 dwellings
<b>Site area (hectares)</b>	2.83
<b>Site Number</b>	176
<b>Site description &amp; context</b>	A derelict orchard bounded by hedgerows on the south side of the village accessed from Bramley Avenue. Bounded by residential to the north, and arable fields to the west, south and east.
<b>Current or last use of the site</b>	Derelict orchard
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC – No relevant history.  Policy – 2002. Part of site proposed for residential development in the first review of the Local Plan. The Inspector rejected the proposal on the grounds that Melbourn has a clearly defined urban edge in this location and development would represent random extension of the built up area into the rural surroundings.
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	None
<b>Tier 1 conclusion:</b>	Derelict orchard on the southern edge of the village not subject to strategic considerations that may make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

### **Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Cropmarks to the east indicate that the site is located in a landscape of extensive prehistoric activity. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Presence of protected species – Site is within the Chalklands area. 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.</li> <li>• Agricultural land of high grade – Grade 2</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural building on east side of site, requires assessment, can be conditioned.</li> </ul>

<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Melbourn as set on land gently sloping down from the chalk hills of Royston northwards to the valley of the River cam or Rhee. The River Mel runs north-west of the village, separating it from Meldreth. The wider setting is one of large arable fields with few hedgerows especially to the south and east, with enclosed riverside pasture to the north and parkland to the immediate west. Melbourn provides a well-wooded enclosed edge to all of the separate approaches even from the south where some views are expansive from elevated viewpoints from the ridgelines.</p> <p>Development of this site would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. In appearance it would have the form of a promontory of development extending out into open countryside.</p>
<b>Can any issues be mitigated?</b>	<p>In part. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Development of this site would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. The impact of this could be only partly mitigated by retention of trees and hedges on the boundary and wherever possible on the remainder of the site.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>A junction located on to Hinkins Close would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - The site falls within the CWC 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 capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Melbourn has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is</li> </ul>

	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.
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Melbourn has one primary school with a PAN of 45 and school capacity 315, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 26 surplus primary places in Melbourn taking account of planned development in Melbourn, and a surplus of 97 secondary school places taking account of planned development across the village college catchment area.</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, 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>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None.
<b>Can issues be mitigated?</b>	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 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.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (2.00 ha if unconstrained)
<b>Site capacity</b>	60 dwellings

<b>Density</b>	30 dph net
----------------	------------

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Two family landowners, no known ownership constraints
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	The site has not been marketed, option agreement exists with a developer.
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>• The site is available immediately.</li> <li>• The assessment is based on the call for sites questionnaire.</li> </ul>

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

	<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 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>
--	--

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

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

<b>Location</b>	Melbourn
<b>Site name / address</b>	36 New Road, Melbourn
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary (small part of site is within the framework boundary)
<b>Description of promoter's proposal</b>	Approximately 15 dwellings
<b>Site area (hectares)</b>	0.71
<b>Site Number</b>	235
<b>Site description &amp; context</b>	A bungalow and large garden on the southern edge of the village. Site bounded by hedgerows with trees to the south and east. To the north the site is bounded by the rear gardens of bungalows fronting onto Carlton Rise and Greengage Rise. To the south the site adjoins new residential at Victoria Way and SHLAA site 130.
<b>Current or last use of the site</b>	Bungalow and garden.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC - 1993. Planning application for residential development withdrawn (S/0145/91/0).
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.

<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	None
<b>Tier 1 conclusion:</b>	Bungalow and garden on the southern edge of the village not subject to considerations that may make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - A Saxon cemetery is known to the east and there are extensive remains of prehistoric date in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Presence of protected species – Site is within the Chalklands area. 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.</li> <li>Agricultural land of high grade – Grade 2 (very good)</li> </ul>
<b>Physical considerations?</b>	None
<b>Townscape and landscape impact?</b>	The South Cambridgeshire Village Capacity Study (1998) refers to Melbourn as set on land gently sloping down from the chalk hills of Royston northwards to the valley of the River cam or Rhee. The River Mel runs north-west of the village, separating it from Meldreth. The wider setting is one of large arable fields with few hedgerows especially to the south and east, with enclosed riverside pasture to

	<p>the north and parkland to the immediate west. Melbourn provides a well-wooded enclosed edge to all of the separate approaches even from the south when some views are expansive from elevated viewpoints from the ridgelines.</p> <p>The site is well screened from the south by hedgerows and woodland strips. Development of this site would have a neutral effect on the landscape setting of Melbourn subject to the retention of woodland strips and hedgerows.</p>
<b>Can any issues be mitigated?</b>	Yes. Development of this site would have a neutral effect on the landscape setting of Melbourn subject to the retention of woodland strips and hedgerows.

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on to New Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. Access could also be taken from the adjoining site if that is also allocated for development.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – The site falls within the CWC 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 capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Melbourn has a mains gas supply</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Melbourn has one primary school with a PAN of 45 and school capacity 315, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 26 surplus primary places in Melbourn taking account of planned development in Melbourn, and a surplus of 97 secondary school places taking

	<p>account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would 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>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	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 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.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 3: Site Specific Factors

Capacity	
<b>Developable area</b>	0.48 ha
<b>Site capacity</b>	14 dwellings
<b>Density</b>	30 dph net

Potential Suitability	
<b>Conclusion</b>	The site is potentially capable of providing residential development taking account of site factors and constraints, subject to the retention of woodland strips and hedgerows. 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

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Landowner
<b>Legal constraints?</b>	No known legal constraints.
<b>Is there market interest in the site?</b>	The site has been marketed and there is developer interest.
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>• The site is available immediately.</li> <li>• The assessment is based on the Call for Sites questionnaire</li> </ul>

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

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



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

**Site Assessment Proforma**

<b>Location</b>	Milton
<b>Site name / address</b>	The Former EDF Depot & Training Centre, Ely Road, Milton
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	89 dwellings with public open space including sports pavilion
<b>Site area (hectares)</b>	8.53 ha.
<b>Site Number</b>	Site 132
<b>Site description &amp; context</b>	<p>This large site is located to the east of Ely Road on the north eastern edge of Milton. To the south of the site is Milton Children's Hospice and to the west lies All Saints Church and Milton Hall. To the north lies the College of West Anglia. Most of the north, east and part of the southern boundaries back onto open agricultural land, with the railway line and River Cam lying further east.</p> <p>The site comprises two parcels of land; to the north is an overgrown car park and land around North Lodge, and the other parcel encompasses a disused depot with several utilitarian buildings and hard standings, with open grassland and a significant tree belt and lake to the southern boundary. The site is also occupied by many overhead power lines and telegraph poles associated with its former use as a training facility, and a lattice mast and associated buildings which will be retained.</p>
<b>Current or last use of the site</b>	Former EDF Depot & Training Centre and grassland
<b>Is the site Previously Developed Land?</b>	Yes, approximately 1/3 site.
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	Outline planning permission has been granted (S/0983/11) for construction of up to 89 dwellings (including affordable housing), restoration of North Lodge, restoration of Humphrey Repton Landscape, provision of formal and informal open space including sports pavilion and children's play equipment, provision of associated landscaping and improvements to existing access.

	The site has planning approval for construction of 101 retirement units (including restoration of North Lodge for use as a retirement dwelling), and associated facilities, open space, associated landscaping, and improvements to existing access (S/1601/08/O & S/1730/09RM). This has not been implemented due to market conditions.
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <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>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – Grade II Listed North Lodge, a former gatehouse to Milton Hall, is located in the northern part of the site and the site is adjacent to Grade II Listed Milton Hall.</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – the majority of the site is within the Minerals Safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>This is a large site located to the east of Ely Road on the north eastern edge of Milton, 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"> <li>• Maintains and enhances the quality of Cambridge's setting</li> </ul>

	<ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>The majority of the site is within the mineral safeguarding area for sand and gravel and there are Grade II Listed buildings within and adjacent to the site.</p>
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the area around North Lodge and part of the southern part of the site lies within the Milton Conservation Area. - Major adverse effect on Conservation Area due to loss of significant open green space.</li> <li>• Listed Buildings – Grade II* Listed Parish Church of All Saints lies approximately 45m to the south west of the site and the site is adjacent to Grade II Listed Milton Hall.- Setting of Milton Hall would have major adverse effect due to loss of its significant designed landscape, views and obscuring countryside setting.</li> <li>• Further Grade II Listed Buildings are located within the Conservation Area, the closest lies approximately 160m to the south west.</li> <li>• Non-statutory archaeological site - Extensive evidence for Iron Age and Roman remains are known 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.</li> </ul> <p>The site forms a very important part of the setting of several Listed Buildings, both within and adjoining the site, and the Conservation Area. However, with careful design it should be possible to mitigate any impact on the historic environment by removing the depot and training uses and improving the site.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – A group of protected trees adjoin the north west tip of the site. Another group lies around the Children’s Hospice adjoining the southern boundary of the site. A group of Elm saplings and several individual trees are also protected in the grounds of Milton Hall to the west. Two further groups of protected trees lie approximately 75m to the east and to the south east.</li> <li>• Important Countryside Frontage – within the grounds of Milton Hall; along Ely Road and Church Lane, to the south west of the site.</li> </ul>

	With careful design it should be possible to mitigate any impact on the environment.
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Commercial / industrial use, some assessment has already been carried out. A contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Utility services – the site is crossed by a number of pylons and telegraph poles used for training purposes, which will be removed.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Milton as a Fen Edge village centred around a triangular green, parish church and Milton Hall with parkland designed by Repton. To the east of Milton, Milton Hall and the remnant parkland surrounding it, form a dense wooded local landscape for the village. The Hall itself and its associated church are strong historic features located just north of the historic core of the village. However, these are not easily seen from the surrounding landscape due to the woodland. Surviving parkland trees are distinctive features within the arable and pasture fields surrounding the Hall, although the strong historic character of this area is weakened somewhat by the business use and associated car parking. Further to the east the landscape opens out into the farmlands along the River Cam, which are very open, with drainage ditches as distinctive features. Views of the village from this part of its setting are dominated by a strong wooded edge. The landscape has a rural character in this area. Along the River Cam to the east, distinctive pollarded willows mark the course of the river, which provide interest and diversity within the flat open landscape. The site is within an area characterised as an attractive parkland setting to the historic core area, providing a strongly wooded edge.</p>
<b>Can any issues be mitigated?</b>	Yes. Some historic environment, townscape and landscape impacts, but the improvements to the site and a careful design should outweigh these impacts. Any development of the site would be restricted to those parts that had been previously developed. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>A junction located on to Ely Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>

	<p>Please note that this site already has planning permissions: application numbers S/1601/08/O and S/1730/09/RM. An additional application has been submitted S/0983/11 but as of yet has not been decided.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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.</li> <li>• Gas – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>An FRA was provided in conjunction with planning application S/0983/11, which demonstrates that the site is still situated within Flood Zone 1 (low risk) and appropriately outlines a surface water strategy that will be managed in a way so as not to adversely affect third parties, subject to detailed design.</p>
<p><b>School capacity?</b></p>	<p>Milton has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Milton 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 89 dwellings could generate a small need for early years places and a maximum of 31 primary school places and 22 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</p>

	provision of new schools.
<b>Health facilities capacity?</b>	The doctors practice in Milton has physical capacity to grow.
<b>Any other issues?</b>	Pre-application discussions (S/0983/11) agreed S106 contributions towards the provision of education arising from the development.
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage) and school capacity.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	4.27 ha.
<b>Site capacity</b>	128 dwellings
<b>Density</b>	30 dph

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

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16.

<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>	
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**

<b>Location</b>	Cambridge
<b>Site name / address</b>	Cave Industrial Estate, Chesterton Fen Road, Milton
<b>Category of site:</b>	An urban extension to Cambridge
<b>Description of promoter's proposal</b>	35 dwellings
<b>Site area (hectares)</b>	1.67 ha
<b>Site Number</b>	267
<b>Site description &amp; context</b>	The site lies to the west of Chesterton Fen Road, towards the southern end, on the north-eastern outskirts of Cambridge. The site adjoins a traveller site to the north and north east, the London to Kings Lynn railway line to the west, and industrial and commercial development to the south and part of the northern boundary, closest to the road frontage. To the east lies remote residential properties in extensive grounds and meadows, leading down to the River Cam. The site currently largely comprises a light industrial estate, and a pond occupies the south western corner of the site.
<b>Current or last use of the site</b>	Light industrial units, some not occupied
<b>Is the site Previously Developed Land?</b>	Yes
<b>Allocated for a non-residential use in the current development plan?</b>	The site is part of a much larger area identified in 'saved' Local Plan 2004 Policy CNF/6 for the development of Gypsy and Traveller pitches.
<b>Planning history</b>	LDF Objection Site (2006) – Site 89 (part)  The site has various planning permissions for commercial and light industrial uses.
<b>Source of site</b>	Site suggested through call for sites

**Tier 1: Strategic Considerations**

<b>Green Belt</b>	The site is not within the Green Belt.
-------------------	--

<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This industrial site lies to the west of Chesterton Fen Road, towards the southern end, on the north-eastern outskirts of Cambridge with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the Fen Ditton Conservation Area lies approximately 270m to the east.</li> <li>• Listed Buildings – a cluster of Grade II* Listed buildings within the Fen Ditton Conservation Area, including Ditton Hall and barn and Church of St Mary Virgin, lie approximately 400m to the east.</li> <li>• Non-statutory archaeological site - There is some evidence for Roman activity to the north. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• County Wildlife Site - The River Cam, approximately 250m to the east, is a County Wildlife Site.</li> <li>• Biodiversity Features - There may be Great Crested Newts and reptiles present in the pond on the western part of the site.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Current industrial/commercial use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - New Chesterton railway station / railway noise &amp; industrial noise - proposals by the County Council for a new railway station and CGB interchange at Chesterton Sidings have recently been approved with the possible intensification in use of existing railway land for the stabling of trains. Noise and vibration from any future station, CGB interchange, sidings and any new track alignments are constraints. SCDC have let a contact for a noise consultant to assess the noise and vibration impacts associated with any future proposals and consider any noise mitigation measures that may be required. It would be</li> </ul>

	<p>prudent to consider noise mitigation such as noise barriers that are likely to be required to protect current and any future residential in this area. Until the noise assessment is completed it is not possible to say with any certainty that the site is suitable for residential. There is also the question about the financing of any mitigation measures and whether the owners / applicant should be responsible for providing a noise barrier. In addition noise associated with any industrial buildings that are to remain operational will require consideration e.g. The Cottage Industrial Estate immediately adjacent &amp; Chesterton Auto Repairs.</p> <p>Env Health object to this site. Before any consideration is given to allocating the site for residential development, it is recommended that this noise threat / constraint is thoroughly investigated and assessed having regard to PPG 24: Planning and Noise and associated noise guidance, to assess suitability of the site for residential use. This site requires a full noise impact risk assessment including consideration of financial viability / feasibility.</p> <ul style="list-style-type: none"> <li>• Other environmental conditions (e.g. fumes, vibration, dust) – Malodour - Milton STW is nearby. The site is located further than the 400m safeguarding zone in the Minerals &amp; Waste Plan. The prevailing wind direction is towards the village of Milton and odour is not envisaged as an issue. However Anglian Water or the County may require an odour impact assessment.</li> <li>• Utility services (e.g. pylons) – telecom lines run along the Chesterton Fen Road frontage and across the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The southern part of Chesterton Fen Road on the western side is mostly built up with industrial and commercial development. On the eastern side it is quite rural in character with enclosed meadows leading down to the river. The River Cam and its meadows are an important and sensitive location.</p> <p>The site is sandwiched between industrial and commercial buildings along the Chesterton Fen Road frontage. As such residential development would be out of character with the street scene on either side.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. It is unlikely that noise and vibration from the adjoining railway and industrial uses can be satisfactorily mitigated.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Milton / Waterbeach area (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be</p>

	<p>available.</p> <p>The Highway Authority believes that this is an existing access which would be acceptable in principle. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to trigger local 11,000-Volt reinforcement.</li> <li>• 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.</li> <li>• Gas - This site is un-gassed, and is surrounded by railway lines or rivers, so a complex connection and pipe lay would be required.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Milton has one Primary School with a PAN of 60 and school capacity of 420 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 5 primary places in Milton taking account of planned development in Milton, 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 35 dwellings could generate a need for a small number of 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 provision of new schools.</p>
<b>Health facilities capacity?</b>	There are three doctors surgeries in Chesterton, Cambridge, one with no capacity and two with limited capacity for growth.

<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	In Part / No – noise / odour, utility upgrades, school & doctors capacity?
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (1.13 ha. if unconstrained)
<b>Site capacity</b>	45 dwellings
<b>Density</b>	40 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	None known.
<b>Is there market interest in the site?</b>	The site has not been marketed and is there no interest in the site from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings be completed on site 2011-16

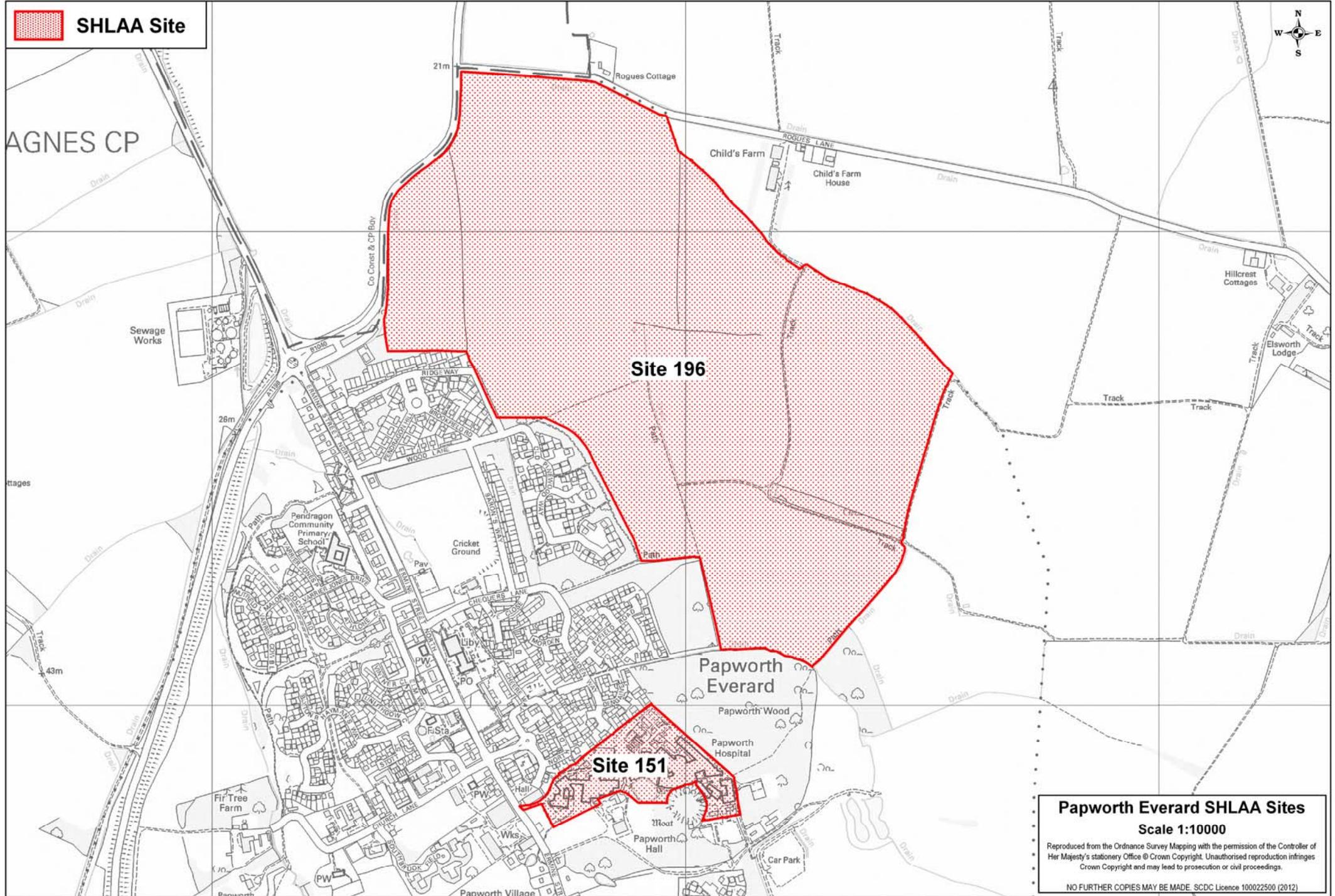
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 1 Most viable sites</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>

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

 SHLAA Site



PAPWORTH AGNES CP



Site 196

Site 151

Papworth Everard

**Papworth Everard SHLAA Sites**  
**Scale 1:10000**  
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
NO FURTHER COPIES MAY BE MADE. SDCDC Licence 100022500 (2012)

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

<b>Location</b>	Papworth Everard
<b>Site name / address</b>	Papworth Hospital, Papworth Everard
<b>Category of site:</b>	A development within the existing village development framework boundary.
<b>Description of promoter's proposal</b>	Approximately 150 dwellings with some non-residential uses (e.g. employment, retail, community uses, commercial uses and public open space)
<b>Site area (hectares)</b>	5.23
<b>Site Number</b>	151
<b>Site description &amp; context</b>	<p>The site is located in the centre of Papworth Everard and adjoins Papworth Hall and its grounds to the south, residential development and the village hall to the north, and Papworth Wood to the east.</p> <p>The site consists of permanent and temporary hospital buildings, staff accommodation, car parks, and a lake.</p>
<b>Current or last use of the site</b>	The site is currently in use as a hospital.
<b>Is the site Previously Developed Land?</b>	Yes
<b>Allocated for a non-residential use in the current development plan?</b>	Following the relocation of Papworth Hospital, the site is allocated for reuse or redevelopment for employment uses in the Site Specific Policies DPD (Policy SP/10). The policy requires a sequential approach to finding suitable replacement uses, starting with healthcare. Employment uses within the B1 use classes will be considered if no suitable healthcare use can be found.
<b>Planning history</b>	The site was considered at the Site Specific Policies DPD examination as part of Main Matter 6. Representations on the draft policy for the reuse or redevelopment of the site sought flexibility in the reuse of the site, including allowing its reuse for housing development. The Council rejected these amendments as the loss of jobs resulting from the relocation of the hospital will create an imbalance between jobs and housing in the village, and therefore to retain the existing balance it is necessary to seek an alternative employment use for this site. The Inspectors examining the Site Specific Policies DPD concluded that the hospital helps to make Papworth Everard a relatively sustainable rural settlement and that residential development should not form part of the sequence for its reuse because replacing the hospital with housing would give the

	<p>village more of a dormitory character and render it less sustainable.</p> <p>S/1412/96 (31 dwellings and 60 bed nursing home following the relocation of Papworth Hospital) – the planning application was withdrawn in March 1998 due to delays and uncertainties in securing private finance initiative funding. Planning committee (November 1998) gave officers delegated powers to approve outline planning permission subject to the application being referred to the Secretary of State as a departure and the outstanding highways matters concerning site access being satisfactorily resolved. In recommending the application for approval, the case officer concluded that appropriate residential use on the site would be more in keeping with the surrounding sensitive uses than the existing hospital use.</p>
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• SSSI – the site adjoins Papworth Wood, designated as a SSSI due to its importance as one of the oldest secondary woodlands in Cambridgeshire.</li> <li>• Scheduled Monument – the site adjoins Scheduled Monument 33284.</li> <li>• Listed Buildings – the site adjoins the Grade II* listed Papworth Hall (originally a country house that was converted to a tuberculosis hospital) and the Grade II listed lodge in the grounds of Papworth Hall.</li> </ul>
<b>Tier 1 conclusion:</b>	The site is located in the centre of Papworth Everard and consists of hospital buildings, car parks, and a lake. The site adjoins Papworth Wood (designated as a SSSI) to the east, residential development and the village hall to the north, and Papworth Hall and its grounds to the south. Papworth Hall is a Grade II* listed building and within its grounds is a Grade II listed lodge and Scheduled Monument 33284.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the whole site is within the Papworth Everard Conservation Area.</li> <li>• Listed Buildings – the site adjoins the Grade II* listed Papworth</li> </ul>

	<p>Hall (originally a country house that was converted to a tuberculosis hospital) and the Grade II listed lodge in the grounds of Papworth Hall.</p> <ul style="list-style-type: none"> <li>• Non-statutory archaeological site – the site is located in the grounds of Papworth hall and the associated moat, which is a designated Scheduled Monument (SAM33284). Further information would be necessary in advance of any planning application for this site.</li> </ul>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – records show that the site includes trees protected by Tree Preservation Orders.</li> <li>• Protected Village Amenity Area – the site includes two areas designated as a part of a larger PVAA.</li> <li>• Biodiversity features (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.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – the site is currently in use as a hospital and therefore would require investigation. Information would need to be submitted with a planning application.</li> <li>• 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.</li> <li>• Noise issues – no obvious noise related issues, therefore no objection in principle. Various industrial / commercial type uses on site so allocating this site for residential use is likely to have a positive impact and if built out would result in significant improvements in the local noise climate and the living environment of existing residential properties, which should have long term benefits for health and well being. Some minor to moderate additional road traffic noise generation due to development related car movements.</li> <li>• Utility services – Anglian Water have advised that there are sewers crossing the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Papworth Everard as lying on a north-facing slope within the western claylands and within a landscape of wide views over undulating arable land. Papworth Wood is considered to be a distinctive landscape feature and provides a significant eastern edge to the</p>

	<p>village, creating a substantial buffer between the housing and hospital buildings and the arable fields. The parkland grounds of Papworth Hall provide a soft edge to the village and are considered a key attribute of the village.</p> <p>The village has a strong linear form with mature hedges and trees along Ermine Street and a clear historic core. The hospital complex and the mature landscaped grounds of Papworth Hall have a different character to the rest of the village centre, which is largely continuous residential development, broken only by the playing field and other areas of open space, and Pendrill Court (which includes the library, village shop, and other services and facilities). Due to the linear character of the village the predominant street pattern is cul-de-sacs accessed off Ermine Street.</p> <p>The Papworth Everard Conservation Area Appraisal (2011) identifies specific buildings within the hospital site as buildings of local architectural or historic interest, and as making a positive contribution to the Conservation Area. The buildings identified include the Bernhard Baron Hospital Building and Princess Hospital Building (both are examples of hospital buildings designed specifically for tuberculosis patients with design features to ensure access to sunlight and fresh air) and the Sims Woodhead Building (Lakeside Lodge). Other buildings within the hospital site are identified as having a negative or neutral contribution to the Conservation Area either because views of the building are screened by modern development or due to their current unattractive appearance. The Appraisal also identifies a number of key views to / from Papworth Hall and within its parkland, including views from the hospital site.</p> <p>The Papworth Everard Conservation Area Appraisal also sets out guidelines for any new development within or affecting the Conservation Area:</p> <ul style="list-style-type: none"> <li>• Papworth Hall and its parkland – the Council will support the enhancement, conservation and restoration of the parkland; and</li> <li>• Papworth Hospital – any development proposals should seek to enhance the site, for example through enhancing the parkland, removing poor quality extensions or modern buildings, and by ensuring that new buildings are of a high quality that respond to the context.</li> </ul> <p>Redevelopment of this site has the potential to have a positive impact on the landscape and townscape of the area, as it would allow the unattractive modern buildings and extensions to be removed and the settings of the listed buildings, buildings of local architectural or historic interest and scheduled monument to be enhanced.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>Yes – it should be possible to mitigate impacts on the settings of the listed buildings, Conservation Area and other heritage assets through careful design.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network.</li> <li>• Mains water – the site falls within the Bourn Tower distribution zone, within which there is a minimum spare capacity of 240 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Bourn Tower 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 Bourn Tower distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – some of Papworth Everard is already served by gas (although its not provided by National Grid) and therefore the site may be able to be accommodated with minimal disruption or</li> </ul>

	<p>system reinforcement.</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No Flood Risk Assessment has been provided.
<b>School capacity?</b>	<p>Papworth Everard has one primary school with a PAN of 60 children and school capacity of 420 children, and lies within the catchment of Swavesey Village College with a PAN of 240 children and a school capacity of 1,200 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a small deficit of 19 primary school places taking account of planned development, and a deficit of 168 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for approximately 150 dwellings could generate a need for early years places, a maximum of 53 primary school places and 38 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Papworth Surgery – is currently accepting new patients.
<b>Any other issues?</b>	N/A
<b>Can issues be mitigated?</b>	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.
<b>Does the site warrant further assessment?</b>	Yes.

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	3.92 ha
<b>Site capacity</b>	118 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is owned by Papworth Hospital NHS Foundation Trust.
<b>Legal constraints?</b>	The promoter has indicated that outstanding legal and ownership matters are the subject of current discussions and will be resolved.
<b>Is there market interest in the site?</b>	The site has not been marketed.
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>• The site is not available immediately, as proposals have not yet reached an appropriate stage at which to identify a developer.</li> <li>• The site could become available in 2011-16.</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	<ul style="list-style-type: none"> <li>• The first dwellings could be completed on site in 2011-16.</li> <li>• Phasing – the promoter has indicated that 75 dwellings could be provided in 2011-16 and a further 75 dwellings could be provided in 2016-21.</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no market factors that could affect the delivery of the site.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
<b>Could issues identified be overcome?</b>	No issues identified.
<b>Economic viability?</b>	<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</p>

	<p>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>
--	---

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

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

<b>Location</b>	Papworth Everard
<b>Site name / address</b>	Land to east of Ridgeway and north of Old Pine Way, Papworth Everard
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	Residential development up to approximately 1,000 dwellings with outdoor recreation
<b>Site area (hectares)</b>	81.77
<b>Site Number</b>	196
<b>Site description &amp; context</b>	<p>The site is located on the north-eastern edge of Papworth Everard and adjoins open countryside (including Child's Farm and Rogues Cottage) to the north and east, Papworth Wood to the south, and existing residential development to the west. The site also adjoins the B1040 and Rogues Lane to the north.</p> <p>The site consists of large fields bounded by tracks and drains. The site includes two small wooded areas on the north-eastern boundary adjacent to Child's Farm and on the south-eastern boundary alongside the public footpath to Elsworth, and two small ponds.</p>
<b>Current or last use of the site</b>	The site is currently in agricultural use.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated for a non-residential use in the current development plan?</b>	A small section of the site along the western boundary is within a Waste Water Treatment Works safeguarding area identified in the Minerals and Waste Site Specific Proposals DPD (Policy W7AE). Within safeguarding areas there is a presumption against development that would be occupied by people.
<b>Planning history</b>	Part of the site was proposed for residential development through the Local Development Framework (Objection Site 105, June 2006). The Council rejected the site as it is very visible within wide-open vistas and the landscaping fringe around existing development creates a very clear boundary to the existing built up area of Papworth. Development beyond the existing boundary would be onto higher more exposed land with a rural open character.
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>SSSI – the site adjoins Papworth Wood, designated as a SSSI due to its importance as one of the oldest secondary woodlands in Cambridgeshire.</li> </ul>
<b>Tier 1 conclusion:</b>	The site is located on the north-eastern edge of Papworth Everard and consists of large fields bounded by tracks and drains, two ponds and two small areas of woodland. The site adjoins Papworth Wood (designated as a SSSI) to the south, residential development to the west and open countryside to the north and east.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site – ridge and furrow traces of medieval agriculture are visible in the area and may mask activity of earlier date. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>County Wildlife Site – the site is approximately 345 metres from the Elsworth / Hilton Road Side Verge CWS, designated as it supports populations of nationally scarce vascular plant species.</li> <li>Public Rights of Way – a public footpath that links Elsworth and Papworth runs through the southern part of the site, and a separate public footpath runs from the south-west corner of the site either to the centre of the village or to Papworth Wood.</li> <li>Biodiversity features (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</li> </ul>

	<p>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> <ul style="list-style-type: none"> <li>• Agricultural land of high grade – the site is grade 2 agricultural land.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require a s106 agreement.</li> <li>• Topography issues – the site is located on a ridge and slopes down towards the village and Rogues Lane.</li> <li>• Utility services – Anglian Water have advised that there are sewers crossing the site, and that a small part of the site is within the cordon sanitaire for the Papworth Everard Sewage Treatment Works.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Papworth Everard as lying on a north-facing slope within the western claylands and within a landscape of wide views over undulating arable land, which is considered a key attribute of the village. Papworth Wood is considered to be a distinctive landscape feature and provides a significant eastern edge to the village, creating a substantial buffer between the housing and hospital buildings and the arable fields. There are views to the village from the B1040 and Rogues Lane, across arable fields interspersed with small wooded areas.</p> <p>The village has a strong linear form with mature hedges and trees along Ermine Street and a clear historic core. Due to the linear character of the village the predominant street pattern is cul-de-sacs accessed off Ermine Street.</p> <p>The north-eastern edge of Papworth Everard is largely screened by a ridge that runs parallel to Rogues Lane and the new tree-belts planted to screen the new housing development at Old Pinewood Way (completed in 2002). The areas of the north-eastern village edge that are not screened by tree belts (e.g. Ridgeway) still include mature trees that provide a soft village edge.</p> <p>English Heritage comments that a major expansion of the village to</p>

	<p>the north east would extend the village over the natural ridge in the landscape and be visually intrusive. Papworth has already been subject to major expansion over recent years and further expansion will mean the village will be completely out of kilter with its historic core, again adversely affecting the character and appearance of the Conservation Area.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of the area, as the site is located on a ridge and therefore any built development would be prominent, harsh edge to the village in the wide views across the undulating arable fields. Development of the site would also change the strong linear character of the village.</p> <p>The promoter has indicated that a tree belt could be provided to screen the development from the open countryside.</p>
<b>Can any issues be mitigated?</b>	No – it is not possible to mitigate the impacts on the landscape and townscape.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>A junction located on the B1040 (St Ives Road) would be acceptable</p>

	<p>to the Highway Authority, although significant improvements would need to be made to the junction of B1040 and A1198 (Ermine Street North). The proposed site is acceptable in principle subject to detailed design.</p> <p>The promoter has indicated that access could be provided off Ridgeway by creating a junction at the right angle bend and giving priority to traffic travelling east-west. The north-south section of Ridgeway would become the minor arm.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site is not supportable from the existing electricity network; therefore significant reinforcement and new network would be required.</li> <li>• Mains water – the site falls within the Bourn Tower distribution zone, within which there is a minimum spare capacity of 240 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Bourn Tower 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 Bourn Tower distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – some of Papworth Everard is already served by gas (although its not provided by National Grid) and significant system reinforcement is likely to be necessary to accommodate the development of this site.</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	<p>No Flood Risk Assessment has been provided.</p>
<b>School capacity?</b>	<p>Papworth Everard has one primary school with a PAN of 60 children and school capacity of 420 children, and lies within the catchment of Swavesey Village College with a PAN of 240 children and a school capacity of 1,200 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a small deficit of 19 primary school places taking account of planned development, and a deficit of 168 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for approximately 1,000 dwellings could generate a need for early years places, a maximum of 350 primary</p>

	<p>school places and 250 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Papworth Surgery – is currently accepting new patients.
<b>Any other issues?</b>	N/A
<b>Can issues be mitigated?</b>	In part – through improvements and upgrades to schools and major utilities.
<b>Does the site warrant further assessment?</b>	No.

<b>Tier 3: Site Specific Factors</b>
--------------------------------------

<b>Capacity</b>	
<b>Developable area</b>	None (if unconstrained 32.71 ha)
<b>Site capacity</b>	None (if unconstrained 981 dwellings)
<b>Density</b>	30 dph

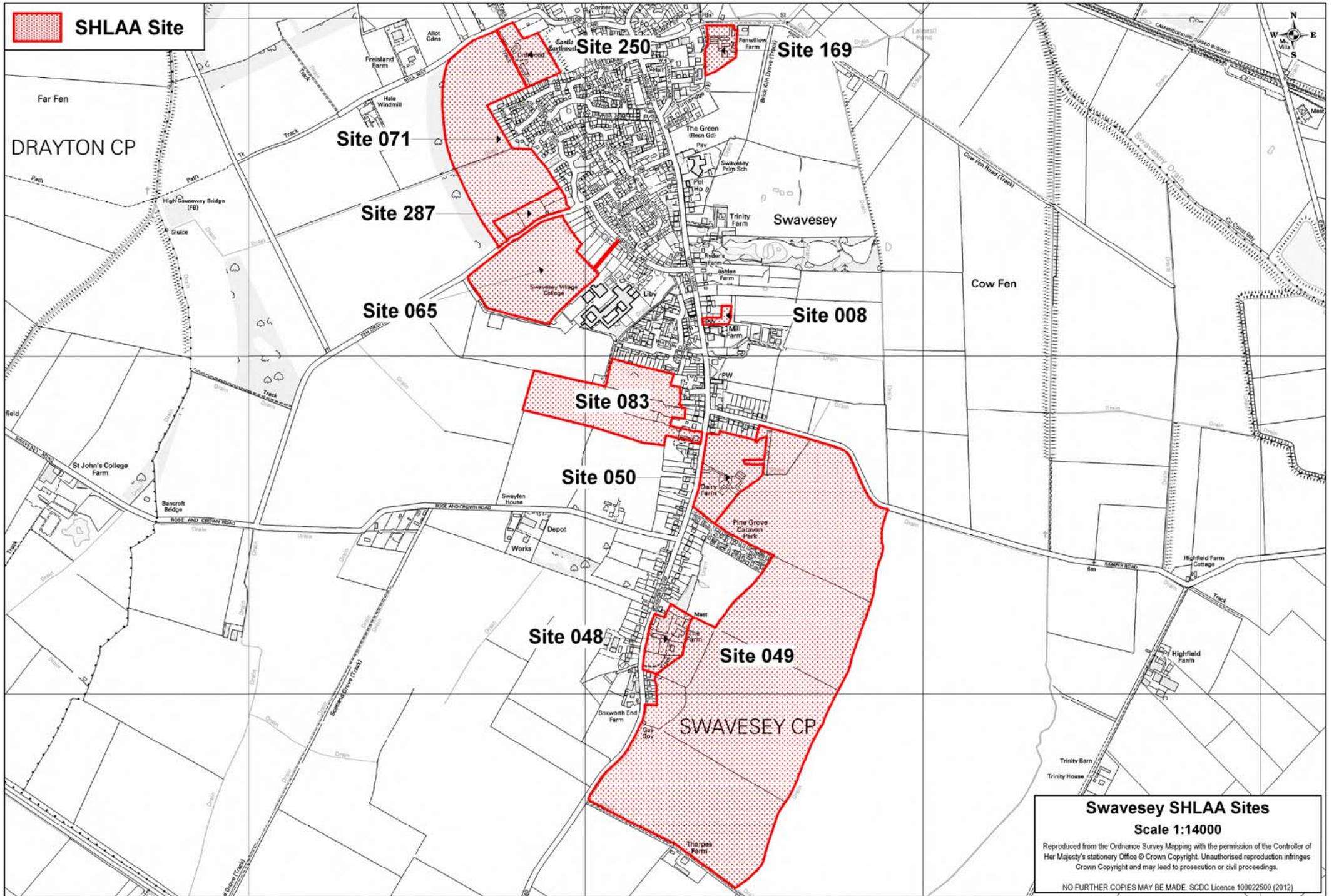
<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.

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

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

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

 **SHLAA Site**



**Swavesey SHLAA Sites**  
**Scale 1:14000**

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NO FURTHER COPIES MAY BE MADE. SDC Licence 100022500 (2012)

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

<b>Location</b>	Swavesey
<b>Site name / address</b>	Land adjacent to 79 Middlewatch, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	10 dwellings
<b>Site area (hectares)</b>	0.26 ha.
<b>Site Number</b>	008
<b>Site description &amp; context</b>	The site lies to the east of Middle Watch, on the eastern side of Swavesey. The site adjoins residential properties to the north and west, and a small business park to the south. To the east is open agricultural land. The site comprises grassland, which is enclosed by fences to the north and south and hedgerow to the east and at the road frontage to the west.
<b>Current or last use of the site</b>	The site is currently an unused grass field. The field ceased to be used approximately 9 years ago when the farm was sold.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	None
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site</b>	No

<b>unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	This grassland site lies to the east of Middle Watch, on the eastern side of Swavesey with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – adjacent to Grade II Listed Mill Farmhouse and two barns (at 87 Middle Watch) to the south, and 75 and 77 Middle Watch to the west.</li> <li>• Non-statutory archaeological site - The site is located in an area of the village developed from the 17th century. Archaeological works could be secured by condition of planning permission.</li> </ul> <p>The site forms an important part of the setting of the adjacent Grade II Listed Buildings to the south, and wraps around two others along Middle Watch, but with careful design and limited development it may be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Protected Village Amenity Area – lies approximately 130m to the west.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issues - possible noise from nearby business centre to south. No history of complaints and existing premises at similar distances. Minor to moderate adverse noise / odour risk but no objection in principle but may require assessment?</li> <li>• Utility services (e.g. pylons) – telecom lines run along the Middle</li> </ul>

	Watch road frontage to the west.
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>The village is most visible at a distance from the east where there is a strong virtually continuous edge of groups of buildings interspersed with clumps of trees and hedgerows. The prominence of this edge varies with the seasons as crops grow and are harvested.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Swavesey. The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. The site is in an area described as having a virtually continuous boundary of buildings interspersed with tree clumps, and enclosed pasture with some groups of farm buildings. There is open farmland with large arable fields offering long views across to distant hills and windmill to the east.</p>
<b>Can any issues be mitigated?</b>	Yes. The site forms 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, townscape and landscape with a smaller scale of development.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p>

	The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley 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.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey 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 need for a small number of 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>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	

<b>Can issues be mitigated?</b>	No. It is not possible to provide safe highway access to the site.  Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
---------------------------------	--

<b>Does the site warrant further assessment?</b>	No
--	----

<b>Tier 3: Site Specific Factors</b>
--------------------------------------

<b>Capacity</b>	
<b>Developable area</b>	None (0.10 ha if unconstrained)
<b>Site capacity</b>	3 dwellings.
<b>Density</b>	30 dph

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

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2016-21.
<b>Are there any market factors that would</b>	None known.

<b>significantly affect deliverability?</b>	
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

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

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

**Site Assessment Proforma**

<b>Location</b>	Swavesey
<b>Site name / address</b>	The Farm, Boxworth End, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	15 dwellings with possible employment through conversion of agricultural buildings
<b>Site area (hectares)</b>	1.88 ha.
<b>Site Number</b>	048
<b>Site description &amp; context</b>	<p>The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a large cluster of farm buildings and hard standing, paddock and a residential dwelling. The site is enclosed by hedgerow on all sides, although it is patchy to the north east.</p> <p>Note: the site is adjacent to site 049 to the east.</p>
<b>Current or last use of the site</b>	Large complex of farm buildings, paddock and a dwelling.
<b>Is the site Previously Developed Land?</b>	No – except residential dwelling.
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 121 (2006)</p> <p>LP1993 Inspector - Although the hedges in these parts of the village are attractive features, I consider that the openness of much of the land, including the frontages, and the spacing of the buildings which allows views through to the more open countryside beyond, contribute to a greater extent towards the rural atmosphere. The identification of these frontages as Important Countryside Frontages does not confer any particular legal protection on them, but it is nonetheless a useful indication of the importance rightly attached by the Council to the preservation of the openness of the field.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – Grade II Listed barn to south of The Farm Farmhouse, Boxworth End.</li> </ul>
<b>Tier 1 conclusion:</b>	This farm site lies to the east of Boxworth End, on the south eastern side of Swavesey with no strategic constraints identified that would prevent the site from being developed, although there is a Listed Building within the site.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – Grade II Listed barn to south of The Farm Farmhouse, Boxworth End within the site, and another barn approximately 70m to the west.</li> <li>Non-statutory archaeological site - The site is located in an area developed from the 16th century. Impact of development on the listed building in the area would also need consideration. Archaeological works could be secured by condition of planning permission.</li> </ul> <p>The site forms an important part of the setting of a Listed Building within the middle of the site and another to the west, and it is unlikely to be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Important Countryside Frontage – runs along the whole road frontage of the site.</li> <li>Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering</li> </ul>

	<p>wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>It is not possible to mitigate impact on the Important Countryside Frontage.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - The site is to the east of the A14 and prevailing winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Utility services (e.g. pylons) – power lines run to the rear of the agricultural buildings.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>The village is most visible at a distance from the east where there is a strong virtually continuous edge of groups of buildings interspersed with clumps of trees and hedgerows. The prominence of this edge varies with the seasons as crops grow and are harvested.</p> <p>The village has a strong linear form on a north-south road. As it extends southwards the village ‘thins out’ into linear development along the main street. The site is in an area described as enclosed farmland and paddocks. Boxworth End defines the village edge, with a continuous hedge along the road. Farm buildings within enclosed fields provide a transition between linear housing and open farmland. There is open farmland with large arable fields offering long views</p>

	<p>across to distant hills to the east.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts on this linear part of the village. Development would have a detrimental impact on the Important Countryside Frontage and the linear and rural character, which it would not be possible to mitigate.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to Boxworth End would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley 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.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to</li> </ul>

	<p>be able to be accommodated with minimal disruption or system reinforcement.</p> <ul style="list-style-type: none"> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for a small number of early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

<b>Does the site warrant further assessment?</b>	No
--	----

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (1.27 ha if unconstrained)
<b>Site capacity</b>	38 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two members of the same family.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>
--	--

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

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

**Site Assessment Proforma**

<b>Location</b>	Swavesey
<b>Site name / address</b>	Land to east of Boxworth End, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	2000+ dwellings as part of a mixed development including employment, commercial uses, public open space and potentially a primary school
<b>Site area (hectares)</b>	61.54 ha.
<b>Site Number</b>	049
<b>Site description &amp; context</b>	<p>The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to part of the northern boundary and along most of the western edge. To the east and south lies open agricultural land. The site comprises two farms, with paddocks and a large area of agricultural land. The farms and land adjoining the village edge is well enclosed by hedgerow, but the agricultural land in the eastern and southern part of the site is very open with patchy hedgerow.</p> <p>Note: the site is adjacent to sites 048 and 050 to the west.</p>
<b>Current or last use of the site</b>	Farm buildings, paddock, residential dwelling and agricultural land
<b>Is the site Previously Developed Land?</b>	Part – residential dwelling
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>Encompasses LDF Objection Sites 113 and 121 (2006) into a much larger site.</p> <p>LP1993 Inspector - This land [at Dairy Farm] is another open frontage which makes a substantial contribution to the character of the village. Its extent and views through it to more open countryside beyond renders it part of the rural landscape which enters into the village. The extensive consolidation of development which would result would constitute serious damage to the character of Swavesey. Although the nature and extent of the archaeological interest of the site are uncertain, the evidence so far of such interest is a further objection to</p>

	<p>the allocation of the site for development.</p> <p>LP1993 Inspector considered the ICF designations - Although the hedges in these parts of the village are attractive features, I consider that the openness of much of the land, including the frontages, and the spacing of the buildings which allows views through to the more open countryside beyond, contribute to a greater extent towards the rural atmosphere. The identification of these frontages as Important Countryside Frontages does not confer any particular legal protection on them, but it is nonetheless a useful indication of the importance rightly attached by the Council to the preservation of the openness of the field.</p> <p>Attempts to gain planning permission for residential development have been unsuccessful (C/789/64, C/1110/73/O and C/0335/72/O). The reasons for refusal included - The proposed development would constitute ribbon development and would increase the danger for road users. Development of the type proposed would progressively detract from the open and rural character of the area. The proposal, if approved, would constitute a serious precedent for other similar forms of development in the locality. The development would be too large an extension to the village and would adversely change its character.</p> <p>A subsequent planning application for the change of use of the farm buildings at Dairy Farm to workshops and storage, and the existing dwelling to offices was granted permission (S/0480/99/F). This has been implemented, with the construction of the access road. Any change of use of the buildings themselves is not immediately apparent and its impact minimal.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – part of the north eastern part of the site is within Flood Zones 2 and 3.</li> <li>• Listed Buildings - Grade II Listed barn to south of The Farm Farmhouse, Boxworth End</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – a small part of the north eastern part of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This very large mixed use site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site is large enough to avoid the areas affected by strategic considerations, including land in the north eastern corner of the site within Flood Zones 2 and 3 and within

	the Minerals Safeguarding Area for sand and gravel. It should also be possible to mitigate impact on the Listed Building within the site at The Farm.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – Grade II Listed barn to south of The Farm Farmhouse, Boxworth End within the site, adjacent to Grade II Listed 36 Boxworth End to the west, and another barn approximately 70m to the west.</li> <li>• Non-statutory archaeological site - Earthworks in the area may relate to medieval activity in the site. The site is located in an area developed from the 16th century. Impact of development on the listed building in the area would also need consideration. The larger part of the site is located in an area not previously subject to archaeological investigation therefore the archaeological potential is unknown. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms an important part of the setting of a Listed Building within the middle of the site and another to the west, and it is unlikely to be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Important Countryside Frontage – runs along the two road frontages of the site.</li> <li>• Public Rights of Way – a bridleway runs along the southern boundary and another 780m to the east.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>It is not possible to mitigate impact on the Important Countryside Frontage.</p>

<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Air quality issues - This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy. This information will be required prior to further comment.</li> <li>• Noise issues - The site is to the east of the A14 and prevailing winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - possible noise and malodour from Boxworth End Farm as proposals would be closer than existing residential. No history of complaints. Minor to moderate noise / odour risk.</li> <li>• Utility services (e.g. pylons) – power lines run to the rear of the agricultural buildings at The Farm, and telecom lines run along parts of the Boxworth End road frontages to the west and into the site to the at The Farm.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>The village is most visible at a distance from the east where there is a strong virtually continuous edge of groups of buildings interspersed with clumps of trees and hedgerows. The prominence of this edge</p>

	<p>varies with the seasons as crops grow and are harvested.</p> <p>The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. The site is in an area described as enclosed farmland and paddocks. Boxworth End defines the village edge, with a continuous hedge along the road. Farm buildings within enclosed fields provide a transition between linear housing and open farmland. There is open farmland with large arable fields offering long views across to distant hills to the east.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this greenfield site would completely alter the rural character of this relatively undeveloped part of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts on this linear part of the village. Development of such a large scale is out of proportion to this part of the village and would have a detrimental impact on the Important Countryside Frontage and the linear and rural character, which it would not be possible to mitigate.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The Local Planning Authority will need to consult with the Highway Agency in respect to the proposed site due to the proximity of the A14.</p> <p>A junction located on Ramper Road would be acceptable to the</p>

	Highway Authority. The proposed site is acceptable in principle subject to detailed design.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley 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.</li> <li>• Gas - Swavesey has a mains gas supply and it is likely to there would a requirement for a small amount of local reinforcement.</li> <li>• Mains sewerage – The Over STW 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 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 2,000 dwellings could generate a need for a small number of early years places and a maximum of 700 primary school places and 500 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>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be</b>	Yes, with upgrades to local infrastructure, including utilities (mains

mitigated?	water and sewerage), school capacity and health.
------------	--

Does the site warrant further assessment?	No
---	----

<b>Tier 3: Site Specific Factors</b>
--------------------------------------

<b>Capacity</b>	
Developable area	None (24.62 ha if unconstrained)
Site capacity	738 dwellings
Density	30 dph

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

<b>Availability</b>	
Is the land in single ownership?	No
Site ownership status?	The site is promoted by two members of the same family.
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.

<b>Achievability</b>	
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	None known.

<b>deliverability?</b>	
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

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

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

<b>Location</b>	Swavesey
<b>Site name / address</b>	Dairy Farm, 31 Boxworth End, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	30+ dwellings with possible employment in some redundant farm buildings
<b>Site area (hectares)</b>	3.55 ha.
<b>Site Number</b>	050
<b>Site description &amp; context</b>	<p>The site lies to the east of Boxworth End, on the eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a small cluster of farm buildings, set back from the road, and paddock. The site is enclosed by hedgerow on all sides.</p> <p>Note: the site is adjacent to site 049 to the east.</p>
<b>Current or last use of the site</b>	Farm buildings and paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 113 (2006)</p> <p>LP1993 Inspector - This land is another open frontage which makes a substantial contribution to the character of the village. Its extent and views through it to more open countryside beyond renders it part of the rural landscape which enters into the village. The extensive consolidation of development which would result would constitute serious damage to the character of Swavesey. Although the nature and extent of the archaeological interest of the site are uncertain, the evidence so far of such interest is a further objection to the allocation of the site for development.</p> <p>Attempts to gain planning permission for residential development have been unsuccessful (C/1110/73/O and C/0335/72/O). The</p>

	<p>reasons for refusal included - The proposed development would constitute ribbon development and would increase the danger for road users. Development of the type proposed would progressively detract from the open and rural character of the area. The proposal, if approved, would constitute a serious precedent for other similar forms of development in the locality. The development would be too large an extension to the village and would adversely change its character.</p> <p>A subsequent planning application for the change of use of the farm buildings to workshops and storage, and the existing dwelling to offices was granted permission (S/0480/99/F). This has been implemented, with the construction of the access road. Any change of use of the buildings themselves is not immediately apparent and its impact minimal.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This farm site lies to the east of Boxworth End, on the eastern side of Swavesey with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – adjacent to Grade II Listed 36 Boxworth End to the west.</li> <li>Non-statutory archaeological site - Earthworks in the area may relate to medieval activity in the site. Further information would be necessary in advance of any planning application for this site.</li> </ul>

	<p>The site forms part of the setting of a Grade II Listed Building, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Important Countryside Frontage – runs along the whole road frontage of the site.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>It is not possible to mitigate impact on the Important Countryside Frontage.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - The site is to the east of the A14 and prevailing winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Utility services (e.g. pylons) – telecom lines run along the Boxworth End road frontage to the west and into the site to the farm buildings.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey</p>

	<p>into the surrounding landscape.</p> <p>The village is most visible at a distance from the east where there is a strong virtually continuous edge of groups of buildings interspersed with clumps of trees and hedgerows. The prominence of this edge varies with the seasons as crops grow and are harvested.</p> <p>The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. The site is in an area described as enclosed farmland and paddocks. Boxworth End defines the village edge, with a continuous hedge along the road. Farm buildings within enclosed fields provide a transition between linear housing and open farmland. There is open farmland with large arable fields offering long views across to distant hills to the east.</p> <p>The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this greenfield site would completely alter the rural character of this relatively undeveloped part of the village.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts on this linear part of the village. Development would have a detrimental impact on the Important Countryside Frontage and the linear and rural character, which it would not be possible to mitigate</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to Boxworth End would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>

<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley 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.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 30 dwellings could generate a need for a small number of early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

<b>Does the site warrant further assessment?</b>	No
--	----

<b>Tier 3: Site Specific Factors</b>
--------------------------------------

<b>Capacity</b>	
<b>Developable area</b>	None (2.66 ha if unconstrained)
<b>Site capacity</b>	80 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two members of the same family.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors</b>	None known.

<b>that would significantly affect deliverability?</b>	
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

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

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

<b>Location</b>	Swavesey
<b>Site name / address</b>	Land abutting Fen Drayton Road, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	50-75 dwellings with green spaces and community uses as required
<b>Site area (hectares)</b>	7.22 ha.
<b>Site Number</b>	065
<b>Site description &amp; context</b>	<p>The site lies to the south of Fen Drayton Road on the western edge of Swavesey. The site lies adjacent to residential development to the east and Swavesey Village College and playing fields to the south east. To the north and west is open agricultural land. The site comprises a large agricultural field, with patchy hedgerows to the road frontage to the north and west, but otherwise the site is exposed to views across the wider countryside.</p> <p>Note: the site adjoins site 71 and 287 to the north.</p>
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 117 (2006)</p> <p>LP2004 Inspector - A new access road to the village college has recently been built immediately to the west of the site but this does not materially reduce the clear rural character of the objection site. Although I note that this site was considered (unfavourably) as an option in the preparatory stages for the Pre-Inquiry Changes I find no reason or need to support its development.</p> <p>Planning permission for residential (C/0037/73/O) and light industrial development (S/1649/81/O) have also been unsuccessful. Amongst the reasons for refusal "The development, if permitted, would be too</p>

	large an extension to the village and would adversely change its character. Development of the type proposed would progressively detract from the open and rural appearance and character of the area.”
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This agricultural site lies to the south of Fen Drayton Road on the western edge of Swavesey with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - Archaeological investigations to the north have revealed extensive evidence for the late Saxon and medieval settlement of the village. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Protected Village Amenity Area – lies approximately 105m to the south east.</li> <li>Public Rights of Way – a bridleway lies approximately 480m to the west.</li> <li>Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands</li> </ul>

	<p>provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>Noise issues - the site is to the east of the A14 and prevailing winds are from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>From the western approach along the Rose and Crown Road much of the built development is hidden behind trees and hedgerows. The edge of more recent housing is visible but in time this too will be screened by trees. Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is in an area described as having wide views from the approach to the village across open farmland with glimpses of houses. New houses border arable fields. The houses are partly screened by trees and hedgerows. The village college is also visible in the wider landscape although hedgerows soften an otherwise exposed village edge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very</p>

	<p>open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village. It would result in a large scale westwards expansion of the village along School Lane, having a significant impact on the approach to the village. A previous attempt to gain planning permission for residential development has also been unsuccessful as it would adversely change its character. However, it may be possible to integrate a smaller scale of development with additional landscaping to create a soft edge.</p>
<b>Can any issues be mitigated?</b>	<p>No. Historic environment, townscape and landscape impacts of development of this site. The site is in an exposed location and does not relate well to the built form of this part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on Fen Drayton Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley 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</li> </ul>

	<p>booster plus associated mains.</p> <ul style="list-style-type: none"> <li>Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 75 dwellings could generate a need for a small number of early years places and a maximum of 26 primary school places and 19 secondary places.</p> <p>The site is adjacent to Swavesey Village College and could potentially provide additional playing fields for that school if it were to be acceptable to expand the school on its existing site.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (5.42 ha if unconstrained)
<b>Site capacity</b>	162 dwellings
<b>Density</b>	30 dph

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

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

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

<p><b>Economic viability?</b></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>
-----------------------------------	--

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

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

<b>Location</b>	Swavesey
<b>Site name / address</b>	Land south of Hale Road, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	80 dwellings with open space and related infrastructure
<b>Site area (hectares)</b>	10.76 ha.
<b>Site Number</b>	071
<b>Site description &amp; context</b>	<p>The site lies to the south of Hale Road on the western edge of Swavesey. The site wraps around residential development to the east. There is a farm to the north with agricultural land. To the west lies open agricultural land. The site comprises a large area of agricultural land, which is open to the wider landscape, particularly to the west. The site is well hedged along the residential frontages and there is an area that has recently been planted with saplings along the western boundary. A patchy hedgerow runs along the Hale Road frontage.</p> <p>Note: the site adjoins sites 65 and 287 to the south and site 250 to the east.</p>
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP1993 Inspector considered land west of Swavesey – "I have already indicated that there is a distinct change between the character of the allocated site and that of the land beyond it. The addition of this land to the proposed allocation would result in a substantial intrusion into more open, exposed landscape beyond its well defined western boundary, and intrude into the countryside setting of the village. This would not be outweighed by such considerations as additional public open space and more opportunities for landscaping."

<b>Source of site</b>	Site suggested through call for sites
-----------------------	---------------------------------------

<b>Tier 1: Strategic Considerations</b>	
---	--

<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – a large part of the middle of the site is within Flood Zone 3 and the majority of the rest of the site is within Flood Zone 2.</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – a small part of the north east corner of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This large agricultural site lies to the south of Hale Road on the western edge of Swavesey. The majority of the site is within Flood Zone 3 and the majority of the rest within Flood Zone 2, which will reduce the developable area, although there is sufficient land remaining for development. A small part of the site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>	
---	--

<b>Designations and Constraints</b>	
-------------------------------------	--

<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the site lies approximately 97m to the west of the Swavesey Conservation Area.</li> <li>• Listed buildings – Grade II Listed Hale Windmill approximately 220m to the west.</li> <li>• Non-statutory archaeological site - Archaeological works to the east have revealed extensive evidence for the late Saxon and medieval settlement of the village. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of the Conservation Area and Grade II Listed windmill, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs along the northern boundary of the site. Bridleways lie approximately 155m to the north east and 580m to the west.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts.</li> </ul>

	<p>However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - The site is to the east of the A14 and prevailing winds are from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> <li>• Utility services (e.g. pylons) – telecom lines run along the Hale Road frontage of the site and further lines run across the site east to west.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>From the western approach along the Rose and Crown Road much of the built development is hidden behind trees and hedgerows. The edge of more recent housing is visible but in time this too will be screened by trees. Owing to the slightly sloping land any new</p>

	<p>development would be at a higher level than the existing village edge and probably more visible. The site is in an area described as having wide views from the approach to the village across open farmland with glimpses of houses. New houses border arable fields. The houses are partly screened by trees and hedgerows.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village. It would result in a large scale westwards expansion of the village, having a significant impact on the approach to the village. The majority of the site is within Flood Zones 2 and 3, with the remaining land of a piecemeal nature in pockets to the north and south. It would be difficult to develop such a site and integrate it into the built form of the village. The site also forms part of the setting of the Listed windmill to the west.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts. A large part of the site is within Flood Zone 3 and it would be difficult to integrate the remaining land into the built form of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on Fen Drayton Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone,</li> </ul>

	<p>less any commitments already made to developers. There is insufficient spare capacity within the Madingley 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"> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey 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 need for a small number of 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>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (2.69 ha if unconstrained)
<b>Site capacity</b>	81 dwellings
<b>Density</b>	30 dph

#### Potential Suitability

<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints. .
-------------------	--

#### Availability

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

#### Achievability

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

<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

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

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

<b>Location</b>	Swavesey
<b>Site name / address</b>	Land south of Whitton Close & west of Boxworth End, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	175 dwellings. If additional school playing field space is needed by the adjoining village college, this could be negotiated as part of the planning obligation.
<b>Site area (hectares)</b>	7.65 ha.
<b>Site Number</b>	083
<b>Site description &amp; context</b>	The site lies south of Whitton Close and west of Middle Watch and Boxworth End on the western edge of Swavesey. The site adjoins residential properties to the east and north east, and to the north west lie playing fields for Swavesey Village College. To the west and south lies agricultural land. The site comprises a series of small enclosed fields with grassland and scrub, with land in the north generally disused. Each field is enclosed by hedgerow, and on the north eastern boundary of the site is a dense area of planting separating the site from Whitton Close. The site also includes a domestic property over which access would be obtained.
<b>Current or last use of the site</b>	Grazing land and scrub and one residential property
<b>Is the site Previously Developed Land?</b>	In part – a residential property.
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 122 (2006) – the eastern part of the site only as part of a larger site including land to the south.</p> <p>LP2004 Inspector - These green field sites are to the south of the most densely developed parts of Swavesey in an area where development is generally restricted to the main road frontage. Having regard to the matters discussed in the introduction above I find no reason to support any allocations in this location.</p> <p>LP1993 Inspector - Existing frontage development on this side of the road, often with buildings set in good size plots, contributes to the</p>

	<p>rural character of this approach to the village centre. The undeveloped nature of these two sites makes a significant contribution to this character. I consider that the consolidation in depth which would result from these two suggestions would stand out in marked contrast to the prevailing form and character of this part of Swavesey and substantially erode the pleasant rural atmosphere.</p> <p>Planning permission was refused for a caravan site (C/1526/73/O) as “the proposal, if approved, would constitute a serious precedent for the release of other areas of land in the village to the detriment of the village plan policy of phased growth.”</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This grassland site lies south of Whitton Close and west of Middle Watch and Boxworth End on the western edge of Swavesey with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – Grade II Listed 36 Boxworth End lies to the south east and several other Grade II Listed buildings lie along Middle Watch, the closest is approximately 146m to the north.</li> <li>Non-statutory archaeological site - The site is located on the south side of the historic village core. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of several Grade II Listed Buildings, but with careful design it should be possible to mitigate any impact on</p>

	the historic environment.
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – a group and three individual protected trees lie approximately 50-65m to the east.</li> <li>• Important Countryside Frontage – to the east of the site on the opposite side of Middlewatch.</li> <li>• Protected Village Amenity Area – lies approximately 55m to the north.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issues - the site is to the east of the A14 and prevailing winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> <li>• Utility services (e.g. pylons) – telecom lines run along the road frontage to the east.</li> </ul>
<b>Townscape and landscape impact?</b>	The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at

	<p>the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>From the western approach along the Rose and Crown Road much of the built development is hidden behind trees and hedgerows. The edge of more recent housing is visible but in time this too will be screened by trees. Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible.</p> <p>The village has a strong linear form on a north-south road. The linear development has been extended to the west of the main street, south of the historic core. The new housing consists mainly of cul-de-sacs built mainly in the 1960s and 1970s. Beyond this denser housing is some lower density development, including housing with larger gardens and the village college set within extensive grounds. As it extends southwards the village 'thins out' into linear development along the main street. The site is in an area described as enclosed farmland, orchards, hedges, trees and long gardens between linear housing and open farmland.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Swavesey. Development on this site would be very large scale and harmful to the character of this compact, linear village. It would constitute substantial back land development, poorly related to the existing built-up part of the village, significantly extending the village to the west. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural, linear part of the village by independent planning inspectors.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>Yes. The site forms part of the setting of several Grade II Listed Buildings, however, with careful design and considerable landscaping it should be possible to mitigate any impact on the historic environment, townscape and landscape with a smaller scale of development.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing</p>

	<p>settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on Boxworth End would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley 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.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p>
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 175 dwellings could generate a need for a small number of early years places and a maximum of 61 primary school places and 44 secondary places.</p> <p>The site is adjacent to Swavesey Village College school playing fields and could potentially provide additional playing fields for that school if</p>

	<p>it were to be acceptable to expand the school on its existing site.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

<b>Does the site warrant further assessment?</b>	Yes
--	-----

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	3.83 ha.
<b>Site capacity</b>	115 dwellings.
<b>Density</b>	30 dph

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

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
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**

<b>Location</b>	Swavesey
<b>Site name / address</b>	Land south of Market Street & at Fenwillow Farm, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	30 dwellings, with scheme bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1d))
<b>Site area (hectares)</b>	1.09 ha.
<b>Site Number</b>	169
<b>Site description &amp; context</b>	The site lies to the south of Cow Fen Drove on the eastern edge of Swavesey. The site adjoins residential and business properties to the west, a wooded area and scrap yard to the north and agricultural land to the east and south. The site comprises an area of enclosed paddock to the north, a series of farm buildings along most of the eastern edge and across the middle of the site, with agricultural land to the south. The farm buildings and agricultural land are screened from the adjoining built-up area, but are exposed to the wider countryside, particularly to the south.
<b>Current or last use of the site</b>	Paddock, agricultural buildings and part of a larger arable field.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	Adjacent to recreation allocation - Site Specific Policies DPD, Policy SP/14(1d).
<b>Planning history</b>	LP2004 Inspector considered land at Market Street - Although the site is not previously-developed land within the definition of PPG3, I saw that it is relatively close to many of the centres of activity in the village. However, the eastern end of Market Street marks a clear end to the developed area of the village. I therefore consider that housing development to the east of the strong tree screen along the western boundary of the land would represent a clear extension of the village into generally flat and open countryside. Although it was submitted that removal of the intensive pig-rearing enterprise would be a benefit I do not consider that this would outweigh the foregoing matter. The inspector also noted that the whole of the site is within the defined flood zone and that the Environment Agency is strongly opposed to

	<p>the allocation of the land for development.</p> <p>LP1993 - There is a distinct change at the eastern end of Market Street between the more compact, built-up form of the village centre and the countryside beyond, which includes more scattered buildings. Agricultural buildings are not unusual in the countryside, and I can see no good reason for treating these as part of the main body of the village. The benefits offered [removal of intensive pig rearing unit and provision of additional public open space] would not justify the intrusion into the countryside.</p> <p>Planning permission for residential development has been refused (C/0451/65/ and C/0761/61/) as the proposed access to the site is inadequate and below the minimum standard required (being a private unmade road).</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – whole site within Flood Zone 3a.</li> </ul>
<b>Tier 1 conclusion:</b>	This agricultural site lies to the south of Cow Fen Drove on the eastern edge of Swavesey. The whole site is within Flood Zone 3a. PPG25 Table D2 confirms that houses are not appropriate in this zone.
<b>Does the site warrant further assessment?</b>	No

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – the site adjoins the Swavesey Conservation Area to the western boundary.</li> <li>Listed Buildings – Grade II Listed 37 Market Street lies 57m to the north west. Further Grade II Listed buildings lie further along Market Street and High Street to the west. Grade I Listed</li> </ul>

	<p>Church of St Andrew and the Old Manor House lie approximately 340m to the north.</p> <ul style="list-style-type: none"> <li>• Non-statutory archaeological site - The site is located in the historic core of the village, with cropmarks indicating the location of a moated site and ponds to the north, possibly associated with the nationally important remains of Swavesey Priory (SAM38). Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms an important part of the setting of the Conservation Area and several Listed Buildings, including two that are Grade I Listed, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a bridleway runs along the northern boundary of the site and a footpath lies approximately 90m to the east, which offer routes to the east.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - Immediately to the north is a scrap yard but the hours of use etc. are unknown but in close proximity can be incompatible. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - A sewage pumping station is located adjacent to north eastern corner of the site. Anglia Water operate a cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents.</li> </ul>

	<p>Approximately 1/5th of the site would be within Anglian Water's cordon sanitaire and will not be suitable for residential development.</p>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>The village is most visible at a distance from the east where there is a strong virtually continuous edge of groups of buildings interspersed with clumps of trees and hedgerows. The prominence of this edge varies with the seasons as crops grow and are harvested. From the north the hedged road slopes gently down towards the village which is virtually hidden from view behind hedgerows and trees. However, there are prominent views of St Andrews Parish Church tower and roof of a large mansion nestled in a dense wooded area.</p> <p>The village has a strong linear form on a north-south road running from Over to the A14. Most of the historic buildings are concentrated in the northern part of the village to the south of the Parish Church. In this northern part of the village is a small 'centre' around an historic market square. From here there are distant views to the countryside, taking in the windmill which can be seen from between gaps in housing in the south of the village.</p> <p>The site is in an area where continuous hedges provide a soft edge between the historic core and arable fields. A wooded area lies immediately to the north.</p> <p>The Swavesey Conservation Area Appraisal (2006) describes Market Street as a very attractive space which opens up from the east side of the tightly-defined and linear High Street. It is a large, tapering space and the east end has an open grass area that was once the old town dock. There are some attractive trees at this end which make a very positive contribution to the character of the space. At the east end, the space is informal with seemingly randomly placed buildings, trees and shrubs and lanes running out into the surrounding countryside. The Conservation Area boundary ends at the drain to the east of Market Street where it becomes a lane known as Cow Fen Drove. The Drove runs out into open farmland and is lined by mostly modern agricultural buildings and a scrap yard which are outside the Conservation Area.</p>

	Development of this site would have an adverse effect on the landscape and townscape setting of Swavesey. The site is close to the historic core of the village, providing a soft edge and rural setting to the village.
<b>Can any issues be mitigated?</b>	No. Historic environment, townscape and landscape impacts, in this historically sensitive part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise, vibration, odour impacts, which it may not be possible to mitigate.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley 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.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is</li> </ul>

	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.
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 30 dwellings could generate a need for a small number of early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (all Flood Zone 3)
<b>Site capacity</b>	
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two landowners.
<b>Legal constraints?</b>	Not on the adopted highway.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

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

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

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

<b>Location</b>	Swavesey
<b>Site name / address</b>	Driftwood Farm, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	10 dwellings with potential for public open space
<b>Site area (hectares)</b>	1.74 ha.
<b>Site Number</b>	250
<b>Site description &amp; context</b>	<p>The site lies to the south of Hale Road on the western edge of Swavesey. The site adjoins residential development to the south and a farm to the north with agricultural land. To the east is an area of grassland which is a nationally important archaeological site. To the north east lies allotments and a cemetery. To the west lies open agricultural land. The site comprises a mix of uses including residential to the north with a couple of small business units to the south west, the remainder of the land is predominantly open land. The site is well enclosed by hedgerows on all sides.</p> <p>Note: the site adjoins site 71 to the west.</p>
<b>Current or last use of the site</b>	Mixed uses including residential and commercial.
<b>Is the site Previously Developed Land?</b>	Yes, a small part to the south west.
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 116 (2006) - It would be inappropriate to allocate sites on the edge of Swavesey for housing, or to include them in the Development Framework. In particular, land fronting the south side of Taylors Lane and Hale Road is largely open and outside the built-up area of the village, despite the presence of a bungalow and a business on part of the land.</p> <p>LP2004 Inspector - The Inspector observes "this site is mostly in agricultural use, although a relatively small proportion in the middle of the site is occupied by commercial buildings and thus appears to</p>

	<p>constitute previously developed land. Although the site adjoins recent housing development to the south, access is by a narrow road leading out of the Conservation Area (Taylors Lane) past allotments, a cemetery and land within the site of Castle Hill Ancient Monument. From this track there are long views across open land to the north and west. The nearby recent housing development is visible but is surrounded by a substantial hedge. In my view the objection site is not a natural location for development. New buildings here would intrude into the countryside, effectively severing the Conservation Area (and the town ramparts within the Ancient Monument) from their rural setting.”</p> <p>LP1993 Inspector - Land to the east includes the cemetery and earthworks, whilst to the north and west it is more open. Even with redevelopment of the Barwell International site which it adjoins on just one side, this site would still be generally detached from the main body of the village and, despite the buildings which it contains, would remain more part of the open countryside. I share the Council’s view about the function and character of Taylor’s Lane, and any significant additional amount of traffic upon it in its present state would seriously erode its character, as would any substantial upgrading.</p> <p>A planning application to remove the agricultural occupancy condition on the bungalow was approved (S/0632/09/F) although the commercial business located to the rear remains tied by condition to ensure the amenities of the dwelling are unharmed.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – a very small part of the north east corner of the site is within Flood Zone 2.</li> <li>• Scheduled Monument – the site adjoins the 'Castle Hill', nationally designated earthworks of Swavesey Castle (SAM37), to the east.</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – the majority of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This mixed use site lies to the south of Hale Road on the western edge of Swavesey. It is adjacent to a nationally important Scheduled Monument and it will not be possible to mitigate impact. Part of the site is also within Flood Zone 2 and most of the site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	No

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the eastern part of the site is within the Swavesey Conservation Area.</li> <li>• Non-statutory archaeological site - The site is located adjacent to the nationally designated earthworks of Swavesey Castle (SAM37). Development would have a significant negative impact on the Scheduled site, and undesignated remains which may survive in the proposal area. We would OBJECT to the development of this site.</li> </ul> <p>Development would have a significant negative impact on a nationally important scheduled site which it would not be possible to mitigate.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs along the northern boundary of the site and a bridleway lies approximately 99m to the north east.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / commercial use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - The site is to the east of the A14 and prevailing winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No</li> </ul>

	<p>objection in principle as an adequate level of protection against noise can be secured by condition.</p> <ul style="list-style-type: none"> <li>• Utility services (e.g. pylons) – telecom lines run along the Hale Road frontage of the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>From the western approach along the Rose and Crown Road much of the built development is hidden behind trees and hedgerows. The edge of more recent housing is visible but in time this too will be screened by trees. Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible.</p> <p>The historic core contains the most distinctive features of the village. There are some intimate roads within the historic core, including Black Horse Lane and Taylor's Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland.</p> <p>The Swavesey Conservation Area Appraisal (2006) describes how Taylor's Lane runs from the High Street, around the site of the former castle and out into the surrounding fenland. The leg from the junction with Black Horse Lane to Mill Lane is little more than a track, lined for much of its way by trees and hedgerows. At the northwest end is a cemetery with a small brick mortuary chapel and several good mature trees particularly along the boundary to Mill Lane. On the north side of the track are modern agricultural buildings with blockwork walls. Beyond, the earthworks of the castle are largely hidden from view behind a very strong tree and hedge line along the ditch.</p> <p>The castle site stands south of Taylors Lane. There is a mound (or motte), now degraded by erosion and quarrying, a bank and ditch (the bailey) which was subsequently amalgamated into the town defenses. These define a rectangular enclosure which must have been part of the open fields as it showed evidence of ridge and furrow until relatively recently. It also includes the remains of two fishponds.</p>

	<p>Footpaths into the surrounding countryside are numerous and allow the village setting to be appreciated from a number of angles.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. Any required improvements to the road would substantially alter the character and appearance of this very rural part of the village. It is unlikely that access would be able to meet highway standards to provide satisfactory access, without significant harm to the character of the area. This site contributes to the setting of the Conservation Area and Scheduled Ancient Monument. Development of this site has the potential to have a negative impact on the setting of this historic part of the village, including the potential impact on the SAM.</p>
<p><b>Can any issues be mitigated?</b></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 a nationally important Scheduled Monument and the Conservation Area, which it would not be possible to mitigate.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>The promoter states "The nearest main highway is the 'C' Classified Station Road, approximately 400m to the east of the site. Between the site and main highway the primary means of access is via Taylors Lane, a minor unclassified highway. Where Taylors Lane terminates approximately 50m east of the site frontage the final length of the access route is Mill Way (also known as Hale Road), which forms part of the Public Footpath network (Footpath No.7, Swavesey). The extent of the public highway and adjoining rights of way are shown on the enclosed extract provided by Cambridgeshire County Council</p>

	(Appendix 2).”
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley 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.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey 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 need for a small number of 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 planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	No. It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway. Any improvement to the

	<p>highway would have an unacceptable detrimental impact on the historic environment, townscape and landscape.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (1.57 ha if unconstrained)
<b>Site capacity</b>	47 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	Not on the adopted highway
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

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

<b>significantly affect deliverability?</b>	
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

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

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

**Site Assessment Proforma**

<b>Location</b>	Swavesey
<b>Site name / address</b>	Land adj to Fen Drayton Road, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Approximately 50 dwellings
<b>Site area (hectares)</b>	1.30 ha.
<b>Site Number</b>	287
<b>Site description &amp; context</b>	<p>The site lies to the north of Fen Drayton Road on the western edge of Swavesey. The site lies adjacent to residential development to the east. To the north, south and west is open agricultural land. The site comprises a series of semi enclosed paddocks used for grazing. There are hedgerows to the road frontage and adjoining residential properties, but otherwise the site is exposed to views across the wider countryside, although there is an area that has recently been planted with saplings to the west.</p> <p>Note: the site adjoins site 71 to the north and site 65 to the south.</p>
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LP2004 Inspector - In my view the land is clearly part of the countryside to the west of the village and there is no strong reason (or need) for its development. I also note that most of the site is in the most recently notified flood plain.</p> <p>LP1993 Inspector considered land west of Swavesey – “I have already indicated that there is a distinct change between the character of the allocated site and that of the land beyond it. The addition of this land to the proposed allocation would result in a substantial intrusion into more open, exposed landscape beyond its well defined western boundary, and intrude into the countryside</p>

	setting of the village. This would not be outweighed by such considerations as additional public open space and more opportunities for landscaping.”
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – the majority of the site is within Flood Zone 2.</li> </ul>
<b>Tier 1 conclusion:</b>	This small paddock site lies to the north of Fen Drayton Road on the western edge of Swavesey. The majority of the site is within Flood Zone 2.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - Archaeological works to the east have revealed extensive evidence for the late Saxon and medieval settlement of the village. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Public Rights of Way – a bridleway lies approximately 615m to the west.</li> <li>Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage</li> </ul>

	<p>ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - the site is to the east of the A14 and prevailing winds are from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>From the western approach along the Rose and Crown Road much of the built development is hidden behind trees and hedgerows. The edge of more recent housing is visible but in time this too will be screened by trees. Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is in an area described as having wide views from the approach to the village across open farmland with glimpses of houses. New houses border arable fields. The houses are partly screened by trees and hedgerows.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very open and rural in character and development on this site would be</p>

	very large scale and harmful to the character of the village. It would constitute back land development, poorly related to the existing built-up part of the village.
<b>Can any issues be mitigated?</b>	No. Historic environment, townscape and landscape impacts of development of this site. The site is in an exposed location and does not relate well to the built form of this part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on Fen Drayton Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant network impact.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley 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.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be</li> </ul>

	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.
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey 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 need for a small number of 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>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (0.88 ha if unconstrained).
<b>Site capacity</b>	26 dwellings
<b>Density</b>	30 dph

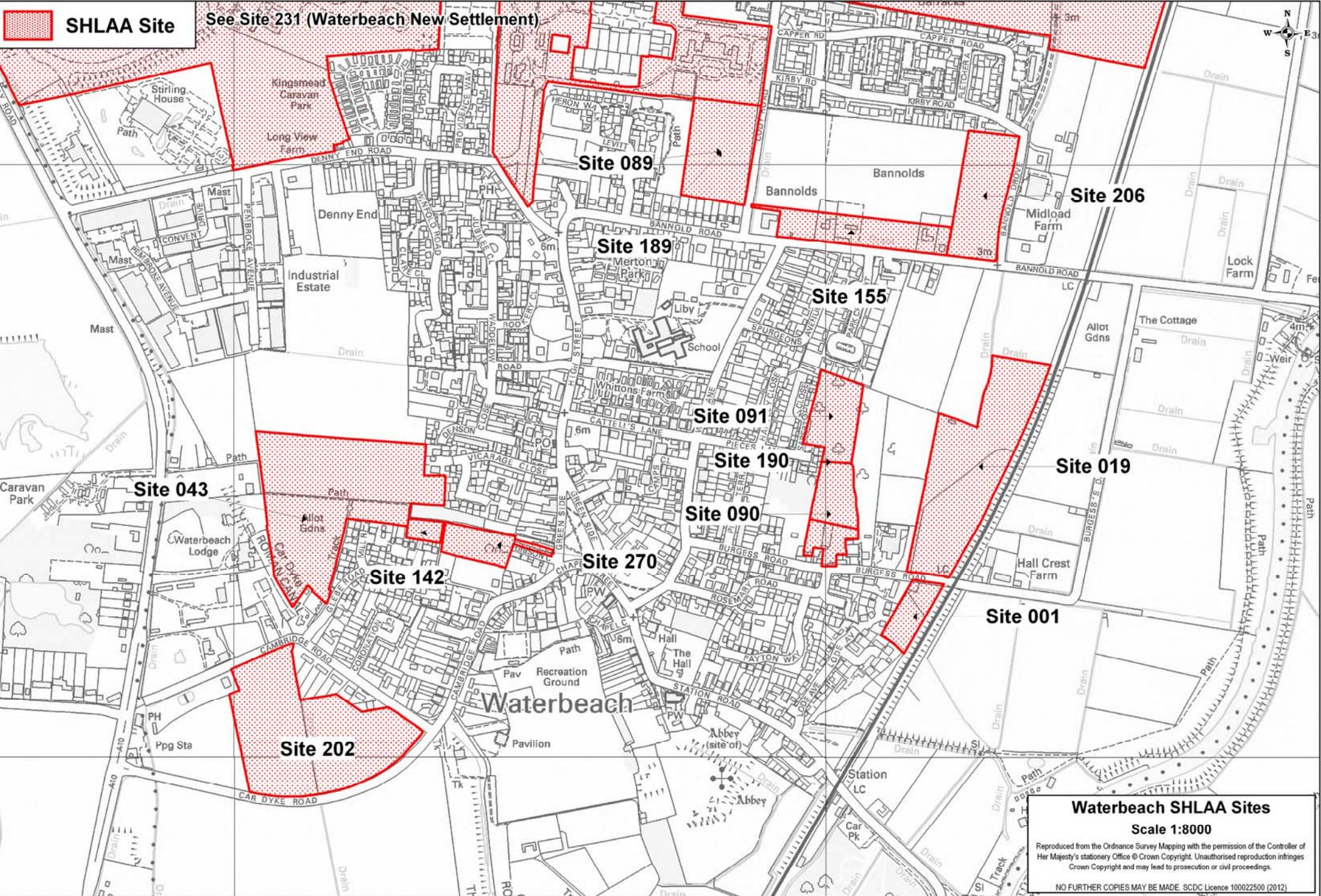
<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two landowners.
<b>Legal constraints?</b>	A restrictive covenant which expires in July 2012 would prevent an application before that date.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The site is not available immediately.

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

	<p>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>
--	---

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



**SHLAA Site**

See Site 231 (Waterbeach New Settlement)



**Site 089**

**Site 206**

**Site 189**

**Site 155**

**Site 091**

**Site 190**

**Site 019**

**Site 090**

**Site 270**

**Site 001**

**Site 043**

**Site 142**

**Site 202**

**Waterbeach**

**Waterbeach SHLAA Sites**

Scale 1:8000

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NO FURTHER COPIES MAY BE MADE. SCDL Licence 100022500 (2012)

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

**Site Assessment Proforma**

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Land off Lode Avenue, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	10 dwellings
<b>Site area (hectares)</b>	0.59 ha
<b>Site Number</b>	Site 001
<b>Site description &amp; context</b>	<p>This small site is situated between the built edge of the village and the railway line, to the south of Burgess Road on the eastern edge of Waterbeach. The site is screened to Burgess Road and the residential boundaries with hedgerow. The eastern boundary to the railway line, which is on a slight embankment, has patchy hedgerow. The site is paddock land and there is a small area with garages, sheds and caravans in a fenced off area in the north west corner of the site.</p> <p>Note: site 019 lies across Burgess Road to the north.</p>
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	None
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <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>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – approximately half the site, on the eastern side, is within Flood Zone 2.</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – a small part of the south eastern corner is within the Minerals Safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>This is a small paddock situated between the built edge of the village and the railway line, to the south of Burgess Road on the eastern edge of Waterbeach, 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"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>The eastern half part of the site is also within Flood Zone 2, which will reduce the developable area, although there is sufficient land remaining for development. A small part of the south eastern corner is within the Minerals Safeguarding area for sand and gravel.</p>

<b>Does the site warrant further assessment?</b>	Yes
--	-----

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – a Grade II Listed building is situated approximately 100m along Burgess Road to the west. Adverse effect due to loss of significant green edge for village and listed building approach from riverside.</li> <li>• Non-statutory archaeological site - The site is located to the east of the historic village core and to the north east of the site of nationally important Waterbeach Abbey (SAM52). 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.</li> </ul> <p>The site forms part of the setting of a Grade II Listed Building, however, with careful design it should be possible to mitigate any impact on the historic environment with landscape screening, especially along the western edge.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs adjacent to the eastern boundary on the opposite site of the railway line.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural buildings in the north. A contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - The east of the site is bounded by an operational railway line. The impact of existing noise / vibration on any future residential in this area is a material consideration in terms</li> </ul>

	<p>of health and well being and providing a high quality living environment. However it is likely that such railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation. Possible noise barrier / earth berm and special foundation design may be required. Noise likely to influence the design / layout and number / density of residential premises. On balance no objection in principle.</p> <ul style="list-style-type: none"> <li>• Utility services – telecom wires run along the Burgess Road frontage of the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>The tower of St John’s Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam. The site is paddock to the rear of a number of residential properties, enclosed by hedgerow and trees, which creates a soft edge to the village. The site is bordered by railway line to the east on a slight embankment.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Waterbeach. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development in this location would create an area of backland development which would not relate well to the existing built form.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part. 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, noise and vibration.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p>

	<p>The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>The promoter makes reference to a ransom strip to be negotiated by the developer. If this would provide the necessary connection of the site to the public highway then access at the closest point to the western boundary would be acceptable, subject to design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<b>School capacity?</b>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p>

	<p>The development of this site for 10 dwellings could generate a need for early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	There is one doctors practice in Waterbeach which has potential for expansion.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway. The promoter makes reference to a ransom strip to be negotiated.</p>
<b>Does the site warrant further assessment?</b>	Yes

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	0.47 ha.
<b>Site capacity</b>	14 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Site promoted by two joint landowners.
<b>Legal constraints?</b>	Reference to ransom strip – to be negotiated by developer
<b>Is there market</b>	The site has not been marketed but there is interest in the site from a

<b>interest in the site?</b>	developer.
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoter makes reference to a ransom strip to be negotiated by developer.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
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**

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Land adj to 35 Burgess Road, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Residential development
<b>Site area (hectares)</b>	4.00 ha.
<b>Site Number</b>	Site 019
<b>Site description &amp; context</b>	<p>This site is situated alongside the railway line, to the north of Burgess Road on the eastern edge of Waterbeach. The site is situated close to the village framework at the Burgess Road frontage, but beyond the boundary of adjoining property, the land becomes isolated from the built part of the village, by over 200m at the widest point.</p> <p>The site is hedged to Burgess Road and alongside the track on the western boundary. The eastern boundary to the railway line, which is on a slight embankment, has patchy hedgerow. The paddock is subdivided into fields being used for grazing horses and the land closest to Burgess Road has a couple of stables.</p> <p>Note: the site is 10m to the east of the village framework. Site 001 lies across Burgess Road to the south.</p>
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	Land south of Bannold Road / north of Burgess Road was considered in LP 2004 and the Inspector concluded: "I have not found any exceptional circumstances to warrant modification of the boundaries of the Green Belt. In addition, it appeared to me that there may be access constraints. I therefore do not support the objections."
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <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>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – the majority of the site is within Flood Zones 2 &amp; 3.</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – a large proportion of the site is within the Minerals Safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>This is an area of situated alongside the railway line, to the north of Burgess Road on the eastern edge of Waterbeach, 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"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>The majority of the site is within flood zones 2 and 3, which will reduce the developable area, although approximately a quarter would be available for development. A large part of the site is also within the Minerals Safeguarding area for sand and gravel.</p>

<b>Does the site warrant further assessment?</b>	Yes
--	-----

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – Grade II Listed Building approximately 90m to west along Burgess Road. Adverse effect due to loss of significant green edge for village and listed building approach from riverside.</li> <li>Non-statutory archaeological site - The site is located to the east of the historic village core and to the north east of the site of nationally important Waterbeach Abbey (SAM52). 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.</li> </ul> <p>The site forms part of the setting of a Grade II Listed Building, however, with careful design it should be possible to mitigate any impact on the historic environment with additional landscaping to retain a green edge for the village.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Public Rights of Way – a footpath lies approximately 40m to the south of the site.</li> <li>Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – the north eastern part of the site is Grade 1.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Land contamination - Agricultural buildings in south. A contaminated Land Assessment will be required as a condition of any planning application.</li> </ul>

	<ul style="list-style-type: none"> <li>• Noise issues - the east of the site is also bounded by an operational railway line. The impact of existing noise / vibration on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However it is likely that such railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation. Possible noise barrier / earth berm and special foundation design may be required. Noise likely to influence the design / layout and number / density of residential premises. On balance no objection in principle.</li> <li>• Noise issues – Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> <li>• Noise and malodour - Hall Crest Farm &amp; workshop in close proximity to the east - possible noise and malodour as proposals would be closer than existing residential. No history of complaints. Minor to moderate adverse noise / odour risk but no objection in principle, but need consideration.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>The tower of St John’s Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam.</p> <p>The site is located in an area with an irregular boundary with occasional hedgerows and woodland / paddocks abutting low density housing provides a soft edge and rural setting for the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Waterbeach. This site is situated alongside the railway line, and does not relate well to the built part of the village except at the Burgess Road frontage. There is a clear edge to the village at the last property on the western side, alongside which is a track screened from the wider countryside by a tall dense hedge. This part of Waterbeach is characterised by woodland and paddocks. The presence of the railway line to the east does not mean that the village should automatically expand outwards</p>

	towards it.
<b>Can any issues be mitigated?</b>	In part. 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, noise, vibration and malodour.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>The Highway Authority has severe concerns due to the access being located in such close proximity to the existing level crossing for this number of dwellings (120) and would recommend that the Local Planning Authority contact Rail Track before progressing this site.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is capacity at the works 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.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced</p>

	before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
<b>School capacity?</b>	Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.  After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
<b>Health facilities capacity?</b>	There is one doctors practice in Waterbeach which has potential for expansion.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.  However, it is unclear whether safe highway access can be secured close to the operational railway.
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (1.00 ha if unconstrained)
<b>Site capacity</b>	30 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in</b>	No

<b>single ownership?</b>	
<b>Site ownership status?</b>	Site in multiple landownership.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	There is interest in the site from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

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

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

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

**Site Assessment Proforma**

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Land north of Glebe Road, Waterbeach (land north west of 1 Glebe Road, Waterbeach)
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	216 dwellings with allotments
<b>Site area (hectares)</b>	5.35 ha.
<b>Site Number</b>	Site 043
<b>Site description &amp; context</b>	<p>The site is located to the north of Glebe Road on the western edge of Waterbeach. The site adjoins residential development to the south and along part of the eastern boundary, with open countryside to the north. To the west is low density development set in large grounds. An area of pasture lies to the west of the site. The land is largely pasture and allotments close to the edge of the village, although the northern part of the site is open arable land.</p> <p>Note: the site adjoins site 142 to the east.</p>
<b>Current or last use of the site</b>	Agricultural, pasture and allotments
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP 2004 Inspector considered land east of Ely Road/north of Cambridge Road but saw no reason to exclude the site from the Green Belt, or include it within the village framework or allocate it for development.
<b>Source of site</b>	Site suggested through call for sites

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

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

**Tier 2: Significant Local Considerations**

**Designations and Constraints**

<p><b>Heritage considerations?</b></p>	<ul style="list-style-type: none"> <li>• Conservation Area – the Waterbeach Conservation Area lies approximately 130m to the east.</li> <li>• Listed Buildings – there are three Grade II Listed Buildings close to the site. The closest, numbers 5 and 19 Greenside, are approximately 180m to the east. The third, on Cambridge Road lies approximately 190m to the south east.</li> <li>• Non-statutory archaeological site - The site is located adjacent to the line of the Car Dyke Roman canal. There is also evidence for Saxon settlement 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.</li> </ul> <p>It is unlikely to be possible to mitigate any impact on the historic environment, particularly on the setting of the Conservation Area and a Grade II Listed Building, due to loss of green rural backdrop and countryside setting.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – there is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 40m to the east.</li> <li>• Public Rights of Way – a footpath runs through the northern part of the site and around part of the eastern boundary of the site.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – allotment gardens in south. A contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - The A10 lies close to the east and 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</li> </ul>

	<p>residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. On balance no objection in principle.</p> <ul style="list-style-type: none"> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the west and north, enclosed fields again provide an important landscape setting for the village.</p> <p>There are wide views of the village across arable fields from the approach to the village. Open arable land to the south and flat arable fields to south west provide long views. New housing estates create a clear, harsh edge to the village.</p> <p>The Draft Waterbeach Conservation Area Appraisal (2007) states: The Green is identified as a “substantial open area [that] lies at the centre of the village settlement. Along with the parish church it is the key landmark in the Conservation Area, particularly notable for the mature lime trees that line it.” (page 10) “No.5 is a 17<sup>th</sup> century grade II listed two storey house. No.19, a 16<sup>th</sup> century grade II listed house.” (page 11)</p> <p>A public footpath leading out from The Green into the countryside to the west runs along the northern boundary of the site. There is another footpath running along the eastern boundary from residential development to the south. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Waterbeach. The site forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. Appeal inspectors considering development on adjoining land to the west felt the introduction of development would be harmful to the rural attributes.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts on this important amenity part of the village. Development</p>

	would have a detrimental impact on the setting of Grade II Listed Buildings and the Conservation Area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.
--	---

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</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>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced</p>

	before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
<b>School capacity?</b>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 216 dwellings could generate a need for early years places and a maximum of 76 primary school places and 54 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>
<b>Health facilities capacity?</b>	There is one doctors practice in Waterbeach which has potential for expansion.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<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>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (4.01 ha if unconstrained)
<b>Site capacity</b>	120 dwellings
<b>Density</b>	30 dph

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

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

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

	<p>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>
--	--

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

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

**Site Assessment Proforma**

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Cody Road, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	45 dwellings with public open space
<b>Site area (hectares)</b>	1.86 ha.
<b>Site Number</b>	Site 089
<b>Site description &amp; context</b>	<p>The site is located to the west of Cody Road on the north eastern edge of Waterbeach. The site is an open agricultural field surrounded by residential development to the south and west, and the Barracks to the north. The Cody Road frontage, to the east, is open to views across further open agricultural land to the east.</p> <p>Note: the site is also considered as site 189 and is adjacent to Site 231 to the north.</p>
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP 2004 Inspector concluded: "This is a green field arable site immediately to the west of that discussed above. The land is open to Cody Road and much more visible from the east. In my view there is far less case for developing this site and I do not support the objector's request that it be allocated for residential development."
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – the majority of the site is within the Minerals</li> </ul>

<b>other considerations that have the potential to make the site unsuitable for development?</b>	Safeguarding area for sand and gravel.
<b>Tier 1 conclusion:</b>	The is an agricultural site located to the west of Cody Road on the north eastern edge of Waterbeach with no strategic constraints identified that would prevent the site from being developed. The majority of the site is within the Minerals Safeguarding area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the Waterbeach Conservation Area is approximately 170m to the south west. Minimal impact on setting of conservation area.</li> <li>• Non-statutory archaeological site - Archaeological investigations to the immediate west identified evidence for Roman activity. County Archaeologists would require archaeological works to be secured by condition of planning permission.</li> </ul> <p>The site forms part of the setting of the Conservation Area, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – a group of protected trees are located 60m to the south.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land</li> </ul>

	<p>Classification Grade 1, 2, 3a) – Grade 2.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam.</p> <p>The site is characterised as enclosed farmland. There is a well defined edge along Bannold Road, with views north across flat rough grassland to housing along Kirby Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Waterbeach. There is a very clear boundary to the village to the west and south of the site. The site is located in a relatively open area separating the village from the Barracks to the north. It is in agricultural use and this, together with the open land to the east, creates a rural character and the appearance of the countryside entering the village. If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks.</p>
<b>Can any issues be mitigated?</b>	<p>In part. Townscape and landscape impact but with careful design it should be possible to mitigate impacts to ensure retention of the rural separation between the village and barracks.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on</p>

	<p>the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>A junction located on to Cody 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>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<p><b>School capacity?</b></p>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places</p>

	<p>taking account of planned development across the village college catchment area.</p> <p>The development of this site for 45 dwellings could generate a need for early years places and a maximum of 16 primary school places and 11 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>
<b>Health facilities capacity?</b>	There is one doctors practice in Waterbeach which has potential for expansion.
<b>Any other issues?</b>	<p>The proposer provides the following supporting information:</p> <ol style="list-style-type: none"> <li>1. A safe vehicular access to serve the development will be created because the entire west boundary fronts Cody Road and there is good visibility in both directions.</li> <li>2. A permeable site layout will be created because pedestrian and cycle access points could be located on the west boundary where it adjoins the public open space on the Cambs Lock residential development site (see applications S/1551/04/O, S/1737/07/RM and S/1260/09/RM).</li> <li>3. The natural surveillance of the adjoining public open space on the Cambs Lock development will be enhanced because houses could be positioned to front its east boundary.</li> <li>4. The extent of the Green Belt to the east, south and west of Waterbeach will be safeguarded and its special qualities and characteristics will be preserved.</li> <li>5. Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to flooding.</li> <li>6. More affordable and diverse range of housing to help alleviate housing pressures and contribute to a balanced housing market in Waterbeach.</li> <li>7. Locating new development in a well connected location that benefits from strategic transport corridors of the A10, A14 and the King's Lynn to London King's Cross railway line, providing excellent links to the M11, Cambridge, Peterborough and Bury St Edmunds; linking people to jobs, schools, health and other services.</li> <li>8. Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment, such as the science and business parks on the north edge of Cambridge and along the A10 corridor, will help to sustain, and enhance, its role in leading in the education, research and knowledge-based industry.</li> </ol>
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

<b>Does the site warrant further</b>	Yes
--------------------------------------	-----

assessment?	
-------------	--

<b>Tier 3: Site Specific Factors</b>
--------------------------------------

<b>Capacity</b>	
<b>Developable area</b>	1.67 ha.
<b>Site capacity</b>	50 dwellings
<b>Density</b>	30 dph

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

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

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

<b>significantly affect deliverability?</b>	
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

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

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

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Burgess Road, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	27 dwellings with public open space
<b>Site area (hectares)</b>	1.14 ha.
<b>Site Number</b>	Site 090
<b>Site description &amp; context</b>	<p>The site is located to the north of Burgess Road, on the eastern edge of Waterbeach. The northern part of the site only partly adjoins the edge of the village and is rough grassland, enclosed by trees. The southern part of the site is more enclosed rough ground and storage buildings, close to the rear of residential properties on Burgess Road. Open countryside lies to the east, up to the railway line.</p> <p>Note: the northern part of the site is also considered as part of site 190. The site adjoins site 91 to the north.</p>
<b>Current or last use of the site</b>	Pasture and storage buildings.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>Part of the site was promoted through the LDF as Objection Site 126 (and parts of larger sites 129 and 131). It had also been considered by the Inspectors for LP 2004 and 1993:</p> <p>LP2004 - "I have not found any exceptional circumstances to warrant modification of the boundaries of the Green Belt. While there are about 3 parcels that are not affected either by the Green Belt designation or the flood plain I am not aware that any are 'previously developed land'. In addition, it appeared to me that there may be access constraints. I therefore do not support the objections."</p> <p>LP1993 - "Land east of the Framework between Bannold Road and</p>

	<p>Burgess Road is essentially open countryside and part of the rural setting of Waterbeach. The railway line crosses it, but I do not consider that this forms any sort of enclosure or suitable edge of the village towards which further development should advance. The Green Belt status of much of the land further militates against its development.”</p> <p>A planning application for residential development on a larger site (C/1368/73/O) was refused as contrary to the village plan which only allowed infilling due to limited availability of services and facilities.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The majority of the site is within the Green Belt, although a small part in the south west corner is white land.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge’s setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <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>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1</b>	This site is located to the north of Burgess Road, on the eastern edge

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

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – a Grade II Listed building is situated adjacent to the south eastern boundary. Major adverse effect to setting due to loss of wooded and open green backdrop and streetscape.</li> <li>• Non-statutory archaeological site - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach Abbey (SAM52). 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.</li> </ul> <p>It would be very difficult to mitigate any impact on the historic environment as development would have a direct impact on the setting of the adjacent Grade II Listed Building and development would result in the loss of wooded and open green backdrop and streetscape.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – protected trees are situated approximately 55m to the west of the site.</li> <li>• Public Rights of Way – a footpath lies approximately 225m to the south east, along the railway line.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity</li> </ul>

	<p>value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural buildings in south. A contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam.</p> <p>The site is in a substantial area of woodland and grassland, which provides a transition between village and arable fields. The woodland forms a rural setting and soft edge for village, beyond which is more open agricultural fields closer to the railway line to the east.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Waterbeach. The built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the northern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be detrimental to the rural character and setting of this part of the village.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of Grade II Listed Building, 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.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed, due to the close proximity of Payton Way.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<b>School capacity?</b>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and</p>

	<p>City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 27 dwellings could generate a need for early years places and a maximum of 9 primary school places and 7 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>
<b>Health facilities capacity?</b>	<p>There is one doctors practice in Waterbeach which has potential for expansion.</p>
<b>Any other issues?</b>	<p>The proposer provides the following supporting information:</p> <ol style="list-style-type: none"> <li>1. Retaining and converting the three farm buildings on the site represents an opportunity to enhance the appearance of the southern part of the site.</li> <li>2. It represents the most sustainable way to provide new housing as it would involve the redevelopment of existing buildings and allow new development to be integrated within the existing settlement pattern.</li> <li>3. Development will not lead to unrestricted sprawl or coalescence with other settlements because the site is well related to the built-up area and the residential areas to the north, south and west.</li> <li>4. Locating new development away from a prominent location and on a relatively flat site will preserve the setting and special character of Waterbeach.</li> <li>5. A larger development providing more homes, enhanced public open space and additional connections to existing residential areas could be achieved if the site is brought forward for development at the same time as the adjoining site to the north, which is in the same ownership (see separate submission for 'Saberton Close, Waterbeach').</li> <li>6. More affordable and diverse range of housing to help alleviate housing pressures and contribute to a balanced housing market in Waterbeach.</li> <li>7. Locating new development in a well connected location that benefits from strategic transport corridors of the A10, A14 and the King's Lynn to London King's Cross railway line, providing excellent links to the M11, Cambridge, Peterborough and Bury St Edmunds; linking people to jobs, schools, health and other services.</li> <li>8. Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment, such as the science and business parks on the north edge of Cambridge and along the A10 corridor, will help to sustain, and enhance, its role in leading in the education, research and knowledge-based industry.</li> </ol>
<b>Can issues be mitigated?</b>	<p>No. It is not possible to provide safe highway access to the site.</p>

	Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.64 ha if unconstrained)
<b>Site capacity</b>	19 dwellings
<b>Density</b>	30 dph

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

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

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

<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

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

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

**Site Assessment Proforma**

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Saberton Close, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	26 dwellings with public open space
<b>Site area (hectares)</b>	1.08 ha.
<b>Site Number</b>	Site 091
<b>Site description &amp; context</b>	<p>The site is located to the east of Saberton Close, south of Bannold Road and north of Burgess Road, on the eastern edge of Waterbeach. The site is bounded on three sides; to the north, west and part of the south by housing and is heavily treed. Open countryside lies to the east, up to the railway line.</p> <p>Note: the site is considered as part of larger site 190. It also adjoins site 90 to the south.</p>
<b>Current or last use of the site</b>	Woodland
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>The site was promoted through the LDF as Objection Site 126 (and parts of larger sites 129 and 131). It had also been considered by the Inspectors for LP 2004 and 1993:</p> <p>LP2004 - "I have not found any exceptional circumstances to warrant modification of the boundaries of the Green Belt. While there are about 3 parcels that are not affected either by the Green Belt designation or the flood plain I am not aware that any are 'previously developed land'. In addition, it appeared to me that there may be access constraints. I therefore do not support the objections."</p> <p>LP1993 - "Land east of the Framework between Bannold Road and Burgess Road is essentially open countryside and part of the rural</p>

	<p>setting of Waterbeach. The railway line crosses it, but I do not consider that this forms any sort of enclosure or suitable edge of the village towards which further development should advance. The Green Belt status of much of the land further militates against its development.”</p> <p>A planning application for residential development on a larger site (C/1368/73/O) was refused as contrary to the village plan which only allowed infilling due to limited availability of services and facilities.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge’s setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <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>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This site is located to the east of Saberton Close, on the eastern edge of Waterbeach, within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt

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

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – a Grade II Listed Building lies approximately 160m to the south. Adverse effect to setting due to loss of wooded and open green backdrop.</li> <li>• Non-statutory archaeological site - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach Abbey (SAM52). 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.</li> </ul> <p>It would be very difficult to mitigate any impact on the historic environment as development would have a direct impact on the setting of Grade II Listed Buildings.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – protected trees are situated approximately 80m to the south west of the site.</li> <li>• Public Rights of Way – a footpath lies approximately 210m to the south east, along the railway line.</li> <li>• Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>

<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise issues – Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>The tower of St John’s Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam.</p> <p>The site is in a substantial area of woodland and grassland, which provides a transition between village and arable fields. The woodland forms a rural setting and soft edge for village, beyond which is more open agricultural fields closer to the railway line to the east.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Waterbeach. The built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the southern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be detrimental to the rural character and setting of this part of the village.</p>
<b>Can any issues be mitigated?</b>	No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of Grade II Listed Building, which it would not be possible to mitigate.

<b>Infrastructure</b>	
<b>Highways access?</b>	Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.

	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<b>School capacity?</b>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 26 dwellings could generate a need for early years places and a maximum of 9 primary school places and 7 secondary places.</p>

	After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
<b>Health facilities capacity?</b>	There is one doctors practice in Waterbeach which has potential for expansion.
<b>Any other issues?</b>	<p>The proposer provides the following supporting information:</p> <ol style="list-style-type: none"> <li>1. Removing trees that are in a poor condition or are dangerous and replacing them with fruit trees represents an opportunity to create an orchard on part of the site, which was its former use.</li> <li>2. A safe vehicular access to serve the development will be created because part of the west boundary adjoins Saberton Close and there is good visibility in both directions.</li> <li>3. Providing landscaped areas will create landscape and habitat links across the development embedding the scheme into the local landscape and provide opportunities for creative and structured play.</li> <li>4. The extent of the Green Belt to the east, south and west of Waterbeach will be safeguarded and its special qualities and characteristics will be preserved.</li> <li>5. Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to flooding.</li> <li>6. More affordable and diverse range of housing to help alleviate housing pressures and contribute to a balanced housing market in Waterbeach.</li> <li>7. Locating new development in a well connected location that benefits from strategic transport corridors of the A10, A14 and the King's Lynn to London Kin's Cross railway line, providing excellent links to the M11, Cambridge, Peterborough and Bury St Edmunds; linking people to jobs, schools, health and other services.</li> <li>8. Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment, such as the science and business parks on the north edge of Cambridge and along the A10 corridor, will help to sustain, and enhance, its role in leading in the education, research and knowledge-based industry.</li> </ol>
<b>Can issues be mitigated?</b>	<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>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.41 ha if unconstrained)

<b>Site capacity</b>	12 dwellings
<b>Density</b>	30 dph

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

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

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

	<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 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>
--	--

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

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

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Land north of Poorsfield Road, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Residential development  (note: the site does not meet the size threshold, however it adjoins other sites and therefore the assessment of this site is conditional on an adjoining site being found to have potential)
<b>Site area (hectares)</b>	0.2 ha.
<b>Site Number</b>	Site 142
<b>Site description &amp; context</b>	The site is located to the north of Poorsfield Road on the western edge of Waterbeach. It is a rectangular site, adjoining residential to the south and countryside on the other three sides. The land is wooded, adjacent to pasture to the east and open arable land to the west.  Note: The site is adjacent to site 270 to the east and site 43 to the west.
<b>Current or last use of the site</b>	Pasture (former orchard)
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP 2004 Inspector considered a larger area of land between Vicarage Close & Harding Close and concluded: "These objections relate to 3 separate but adjoining sites alongside an east-west footpath not far to the west of the main village green. From my visit I concluded that the sites serve very little townscape or landscape function. Any limited 'green' views on the boundary of the Conservation Area to the east could be preserved through appropriate landscaping details at development control stage. In my view the land represents a wasted resource and its more effective use should be encouraged in order to contribute towards the District's housing needs. There appear to be potential options for providing access to the objection sites across

	<p>other underused sites to the south and east and I recommend that all 3 be brought into the village framework.” Note – the Council did not agree with the Inspector’s recommendation and no change was made to the village framework.</p> <p>An application for 6 dwellings (S/1564/91/O) was refused and appeal dismissed. The Inspector concluded: “It seems to me that the appeal site lies not in open countryside, but at the interface between built-up area and countryside. The site, which is not in the Green Belt, is overgrown and I particularly noted the formation and degree of screening it created to this part of the village. As it is not physically contained by existing residential development, I regard the proposal as representing an undesirable extension of the village; such extension would harm the nature and character of the area.</p> <p>I am concerned also about the impact of the proposal on the public footpath which abuts the site. In view of the distance of most existing properties from this footpath and the vegetation in the vicinity, its character appears secluded and semi-rural, providing an attractive link between the sparsely developed area to the west and the developed area of the village to the east. I consider that the appeal scheme would have a significant and adverse impact on the attractive character of the footpath, even if it were carefully screened and landscaped.”</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Minerals Safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This is a pastureland site located to the north of Poorsfield Road on the western edge of Waterbeach with no strategic constraints identified that would prevent the site from being developed. The whole site is within the Minerals Safeguarding area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the Waterbeach Conservation Area lies approximately 120m to the east.</li> <li>• Listed Buildings – there are three Grade II Listed Buildings close to the site. The closest, 10 Cambridge Road, is 125m to the south east. The other two are approximately 180m to the east. Setting of 5 Greenside would have adverse effect due to loss of significant green setting.</li> <li>• Non-statutory archaeological site - The site is located adjacent to the line of the Car Dyke Roman canal. There is also evidence for Saxon settlement 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.</li> </ul> <p>It would be very difficult to mitigate any impact on the historic environment as development would impact on the setting of three Grade II Listed Buildings and the Conservation Area due to the loss of significant green setting.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – there is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 44m to the north east.</li> <li>• Public Rights of Way – footpaths run along the northern and eastern boundaries of the site.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	None

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the west and north, enclosed fields again provide an important landscape setting for the village.</p> <p>The site forms part of the setting of the Waterbeach Conservation Area. The Draft Waterbeach Conservation Area Appraisal (2007) states: "The Green is identified as a "substantial open area [that] lies at the centre of the village settlement. Along with the parish church it is the key landmark in the Conservation Area, particularly notable for the mature lime trees that line it." (page 10) "No.5 is a 17<sup>th</sup> century grade II listed two storey house. No.19, a 16<sup>th</sup> century grade II listed house." (page 11)</p> <p>A public footpath leading out from The Green into the countryside to the west runs along the northern boundary of the site. There is another footpath running along the eastern boundary from residential development to the south. As an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Waterbeach. The site forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of development would be harmful to the rural attributes.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of three Grade II Listed Buildings and the Conservation Area, which it would not be possible to mitigate.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>

<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<p><b>School capacity?</b></p>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<p><b>Health facilities capacity?</b></p>	<p>There is one doctors practice in Waterbeach which has potential for expansion.</p>
<p><b>Any other</b></p>	

<b>issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.  However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.
<b>Does the site warrant further assessment?</b>	No

<b>Tier 3: Site Specific Factors</b>
--------------------------------------

<b>Capacity</b>	
<b>Developable area</b>	None (0.15 ha if unconstrained)
<b>Site capacity</b>	5 dwellings
<b>Density</b>	30 dph

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

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16
<b>Are there any</b>	None known.

<b>market factors that would significantly affect deliverability?</b>	
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

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

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

<b>Location</b>	Waterbeach
<b>Site name / address</b>	North side of Bannold Road, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	23 dwellings
<b>Site area (hectares)</b>	1.43 ha.
<b>Site Number</b>	Site 155
<b>Site description &amp; context</b>	<p>The site is located to the north of Bannold Road on the north eastern edge of Waterbeach. The site is a mixture of residential and agricultural land fronting Bannold Road, situated in an area of relatively open land between the edge of the village to the south and the Barracks to the north.</p> <p>Note: the site adjoins site 206 to the east.</p>
<b>Current or last use of the site</b>	Residential and agricultural
<b>Is the site Previously Developed Land?</b>	In part (residential).
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>A small part of the site was proposed through the LDF process for residential development (Objection Site 128). The LP 1993 Inspector considered Land north of Bannold Road and concluded: the land "is for the most part open and although it is not in the Green Belt or in my opinion of great scenic value, it does contribute towards the rural character of the village. I do not consider that there is any urgent physical, social or other need for the two parts of the village to be linked by development, and I can see no justification for allocating land in this locality contrary to the general planning policies which apply."</p> <p>An application for 5 dwellings (S/1432/85/O) was refused and appeal dismissed. The Inspector noted: "[The site] is separated from Waterbeach Barracks by a strip of arable land only some 200m wide</p>

	<p>and the Barracks itself is as extensive as a large village. It seems to me highly desirable that a wedge of open land should be retained between the 2 settlements to prevent their coalescence. Bannold Road, with its grass verges, mature trees and generally rural appearance forms a natural northern boundary to the village providing open views of farmland with the Barracks beyond. If the appeal site were also to be built on this would further reduce the visual impact of the green wedge and it might be difficult to resist pressure for more house building on the land to the east of the site. Cody Road forms a distinct boundary to development on the northern side of Bannold Road and I consider it appropriate that the village envelope should exclude all the land to the east of this road.”</p> <p>An application for two dwellings (C/0145/66/O) was refused as development of the type proposed would detract from the open and rural appearance and character of the area.</p> <p>An application for residential development on a larger site (C/0452/60/) was refused as the scale of development would be too large an extension to the village and would thereby change the character of the village.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – a very small part of the site, on the eastern edge, is within the Minerals Safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	The is a site located to the north of Bannold Road on the north eastern edge of Waterbeach with no strategic constraints identified that would prevent the site from being developed. A very small part of the site is within the Minerals Safeguarding area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Archaeological investigations to the immediate west identified evidence for Roman activity. County Archaeologists would require archaeological works to be secured by condition of planning permission.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – a group of protected trees are located 20m to the south west.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – a very small part of the site is Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural buildings in centre. A contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>The tower of St John’s Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.</p>

	<p>Moving closer to the edge of the village, there are more local landscape characteristics. To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam.</p> <p>The site is characterised as enclosed farmland. There is a well defined edge along Bannold Road, with views north across flat rough grassland to housing along Kirby Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Waterbeach. There is a very clear boundary to the village to the west and south of the site with the road junction marking the limit of the built up area. The site is located in a relatively open area separating the village from the Barracks to the north. It is in residential and agricultural use with mature trees along Bannold Road. Bannold Road has sporadic development along the northern side and this, together with the open land, creates a rural character and the appearance of the countryside entering the village, as demonstrated by the planning appeal (see planning history). If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part. Townscape and landscape impact but with careful design it should be possible to mitigate impacts to ensure retention of the rural separation between the village and barracks. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>A junction located on to Bannold 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>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> </ul>

	<p>developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains</p> <ul style="list-style-type: none"> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<b>School capacity?</b>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 23 dwellings could generate a need for early years places and a maximum of 8 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 schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>There is one doctors practice in Waterbeach which has potential for expansion.</p>
<b>Any other issues?</b>	<p>The proposer provides the following supporting information:</p>

	Reopening of the culverted watercourse along the south edge of the site to increase habitat for wetland species.
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	0.97 ha.
<b>Site capacity</b>	29 dwellings
<b>Density</b>	30 dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	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.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by multiple landowners.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>• The site is not available immediately.</li> <li>• The site could become available 2011-16.</li> </ul>

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

<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
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**

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Land to the west of Cody Road, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	30 dwellings
<b>Site area (hectares)</b>	1.86 ha.
<b>Site Number</b>	Site 189
<b>Site description &amp; context</b>	<p>The site is located to the west of Cody Road on the north eastern edge of Waterbeach. The site is an open agricultural field surrounded by residential development to the south and west, and the Barracks to the north. The Cody Road frontage, to the east, is open to views across further open agricultural land to the east.</p> <p>Note: the site is also considered as site 89 and is adjacent to Site 231 to the north.</p>
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP 2004 Inspector concluded: "This is a green field arable site immediately to the west of that discussed above. The land is open to Cody Road and much more visible from the east. In my view there is far less case for developing this site and I do not support the objector's request that it be allocated for residential development."
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – the majority of the site is within the Minerals</li> </ul>

<b>other considerations that have the potential to make the site unsuitable for development?</b>	Safeguarding area for sand and gravel.
<b>Tier 1 conclusion:</b>	The is an agricultural site located to the west of Cody Road on the north eastern edge of Waterbeach with no strategic constraints identified that would prevent the site from being developed. The majority of the site is within the Minerals Safeguarding area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the Waterbeach Conservation Area is approximately 170m to the south west. Minimal effect on Conservation Area but significant green entrance to village.</li> <li>• Non-statutory archaeological site - Archaeological investigations to the immediate west identified evidence for Roman activity. County Archaeologists would require archaeological works to be secured by condition of planning permission.</li> </ul> <p>The site forms part of the setting of the Conservation Area, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – a group of protected trees are located 60m to the south.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land</li> </ul>

	<p>Classification Grade 1, 2, 3a) – Grade 2.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise issues - some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam.</p> <p>The site is characterised as enclosed farmland. There is a well defined edge along Bannold Road, with views north across flat rough grassland to housing along Kirby Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Waterbeach. There is a very clear boundary to the village to the west and south of the site. The site is located in a relatively open area separating the village from the Barracks to the north. It is in agricultural use and this, together with the open land to the east, creates a rural character and the appearance of the countryside entering the village. If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks.</p>
<b>Can any issues be mitigated?</b>	<p>In part. Townscape and landscape impact but with careful design it should be possible to mitigate impacts to ensure retention of the rural separation between the village and barracks.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on</p>

	<p>the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>A junction located on to Cody 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>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<p><b>School capacity?</b></p>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places</p>

	<p>taking account of planned development across the village college catchment area.</p> <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, 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>
<b>Health facilities capacity?</b>	There is one doctors practice in Waterbeach which has potential for expansion.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>The land subject to this submission is surrounded by development to the south. The development would relate well to the existing ribbon of development along Bannold Road, and the arable land beyond. The site has a closer affinity with the built-up area within Waterbeach compared to the open countryside beyond, and can be released for development without harming the open countryside. Waterbeach has very good local facilities, with numerous food shops, and non-food shops, bank, a post office and 3 public houses. There was also a branch library and a range of sporting facilities available such as football, cricket and bowls. Waterbeach also has a railway station situated on the Cambridge-Ely-Kings Lynn railway line. The site provides an opportunity to provide much needed housing (including affordable) and support existing local services.</p>
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

<b>Does the site warrant further assessment?</b>	Yes
--	-----

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	1.67 ha.
<b>Site capacity</b>	50 dwellings
<b>Density</b>	30 dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	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.
--	---

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

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

<b>Site Assessment Conclusion</b>
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**

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Land adjacent to Pieces Lane, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	35 dwellings with public open space
<b>Site area (hectares)</b>	1.78 ha
<b>Site Number</b>	Site 190
<b>Site description &amp; context</b>	<p>The site is located to the south of Bannold Road and north of Burgess Road, on the eastern edge of Waterbeach. The northern part of the site is bounded on three sides; to the north, west and part of the south by housing and is heavily treed. The southern part of the site is more exposed, only partly adjoining the edge of the village and is rough grassland, enclosed by trees. Open countryside lies to the east, up to the railway line.</p> <p>Note: the northern part of the site is also considered as site 91. The southern part of the site also forms part of site 90, together with adjoining land to the south.</p>
<b>Current or last use of the site</b>	Woodland and pasture.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>The site was promoted through the LDF as Objection Site 126 (and parts of larger sites 129 and 131). It had also been considered by the Inspectors for LP 2004 and 1993:</p> <p>LP2004 - "I have not found any exceptional circumstances to warrant modification of the boundaries of the Green Belt. While there are about 3 parcels that are not affected either by the Green Belt designation or the flood plain I am not aware that any are 'previously developed land'. In addition, it appeared to me that there may be access constraints. I therefore do not support the objections."</p>

	<p>LP1993 - "Land east of the Framework between Bannold Road and Burgess Road is essentially open countryside and part of the rural setting of Waterbeach. The railway line crosses it, but I do not consider that this forms any sort of enclosure or suitable edge of the village towards which further development should advance. The Green Belt status of much of the land further militates against its development."</p> <p>A planning application for residential development on a larger site (C/1368/73/O) was refused as contrary to the village plan which only allowed infilling due to limited availability of services and facilities.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is partly within the Green Belt. Approximately half the site is within the Green Belt and half is white land.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <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>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for</b>	No

<b>development?</b>	
<b>Tier 1 conclusion:</b>	<p>This site is located to the south of Bannold Road and north of Burgess Road, on the eastern edge of Waterbeach, 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"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul>
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – a Grade II Listed Building lies approximately 45m to the south. Development will have adverse effect to setting due to loss of wooded and open green backdrop.</li> <li>• Non-statutory archaeological site - The site is located to the east of the historic village core and to the north of the site of nationally important Waterbeach Abbey (SAM52). 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.</li> </ul> <p>It is unlikely to be possible to mitigate any impact on the historic environment as development will have an adverse impact on the setting of a Grade II Listed Building due to the loss of wooded and open green backdrop.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – protected trees are situated approximately 55m to the west of the site.</li> <li>• Public Rights of Way – a footpath lies approximately 210m to the south east, along the railway line.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any</li> </ul>

	<p>development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise issues – Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>The tower of St John’s Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam.</p> <p>The site is in a substantial area of woodland and grassland, which provides a transition between village and arable fields. The woodland forms a rural setting and soft edge for village, beyond which is more open agricultural fields closer to the railway line to the east.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Waterbeach. The built up edge of Waterbeach is clearly defined to the west of the site. The site, particularly the northern part of the site, does not relate well to the village but to the treed land that opens out to the east onto the adjoining flat agricultural fields. The site has a rural character and creates a soft edge to the village. The presence of the railway line to the east does not mean that the village should automatically expand outwards towards it. Development would be detrimental to the rural character and setting of this part of the village.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of Grade II Listed Building, which it would not be possible to mitigate.</p>

**Infrastructure**

<p><b>Highways access?</b></p>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<p><b>School capacity?</b></p>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places</p>

	<p>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>
<b>Health facilities capacity?</b>	There is one doctors practice in Waterbeach which has potential for expansion.
<b>Any other issues?</b>	<p>The proposer provides the following supporting information:</p> <p>The site comprises a substantial area extending to the east of Pieces Lane, Waterbeach, immediately to the east of the existing residential development. The land extends to the south to abut the residential development to the north of Burgess Road. The site is partially located in the Green Belt.</p> <p>The development of the site (as its inclusion within the village framework) would provide an opportunity to provide a transition between the hard edge of the urban form and the countryside beyond. The alteration will provide a more logical edge to the village, providing a natural continuation of the village boundary to the north. To the east of the site is a thick belt of trees, with a Paddock beyond. This visual screen together with Hartley Court provides a natural stop to development, and will not harm the amenity of the Countryside. The site will not harm the amenity of the countryside, and can be readily accessed from Pieces Lane.</p> <p>Waterbeach has very good local facilities, with numerous food shops, and non-food shops, bank, a post office and 3 public houses. There was also a branch library and a range of sporting facilities available such as football, cricket and bowls. Waterbeach also has a railway station situated on the Cambridge-Ely-Kings Lynn railway line. The site provides an opportunity to provide much needed housing (including affordable), support existing local services and provide some recreational space if required.</p>
<b>Can issues be mitigated?</b>	<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>
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (1.00 ha if unconstrained)
<b>Site capacity</b>	30 dwellings
<b>Density</b>	30 dph

#### Potential Suitability

<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.
-------------------	--

#### Availability

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

#### Achievability

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

<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

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

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

**Site Assessment Proforma**

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Land off Cambridge Road, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Residential development with public open space
<b>Site area (hectares)</b>	4.81 ha.
<b>Site Number</b>	Site 202
<b>Site description &amp; context</b>	The site is located between Car Dyke Road and Cambridge Road, on the south western edge of Waterbeach. There is residential development to the north and east of the site and flat, open farmland to the south and west. The site itself is an arable field with substantial hedges and lines of small trees to the east, north and south boundaries, although patchy in places.
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	The site was considered through the production of the LDF (Objection Site 130).
<b>Source of site</b>	Site suggested through call for sites

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

	<ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <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>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – the majority of the site is within the Minerals Safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is an agricultural site located between Car Dyke Road and Cambridge Road, on the south western edge of Waterbeach, 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"> <li>• Maintains and enhances the quality of Cambridge’s setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>The majority of the site is within the Minerals Safeguarding area for sand and gravel.</p>
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - The site is located adjacent to the line of the Car Dyke Roman canal. There is also evidence for Roman settlement and industry to the south, linked to the Car</li> </ul>

	<p>Dyke by a Droveaway. 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> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• County Wildlife Site - The 'Cambridge Road Willow Pollards' County Wildlife Site lies approximately 55 m to the west of the site.</li> <li>• Public Rights of Way – footpaths approximately 50 to the east and 290m to the north.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - The A10 lies close to the East and 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. On balance no objection in principle.</li> <li>• Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which</p>

	<p>are also visible between the fields.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the west and north, enclosed fields again provide an important landscape setting for the village.</p> <p>The site is an arable field between Car Dyke Road and village edge. Cambridge Road provides the boundary interspersed with semi-detached properties with long back gardens. There are wide views of the village across arable fields from the approach to the village. Open arable land to the south and flat arable fields to south west provide long views</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Waterbeach. The landscape is flat with regular medium and large sized fields, divided by a mix of hedges and wet ditches. The site is somewhat separated from the built up area of Waterbeach by strong boundaries – Cambridge Road to the north and Car Dyke Road to the south. As a result it does not relate well to the village. The site is open and exposed to the wider countryside, visible over long distances to the south and west, and the land clearly performs a Green Belt function.</p>
<b>Can any issues be mitigated?</b>	<p>In part. The site is somewhat separated from the built up area of Waterbeach by strong boundaries and does not relate well to the built-up part of the village and clearly performs Green Belt functions. It may be possible to mitigate the impacts of a smaller scale of development along the Cambridge Road frontage. Further investigation and possible mitigation will be required to address the physical considerations, including potential noise.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</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>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> </ul>

	<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"> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is capacity at the waste water treatment works 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.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<b>School capacity?</b>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>There is one doctors practice in Waterbeach which has potential for expansion.</p>
<b>Any other issues?</b>	<p>The proposer provides the following supporting information:</p> <p>Provides a potential housing site on land well connected to the sustainable village of Waterbeach, together with land for open space and recreation use.</p>
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>
<b>Does the site</b>	<p>Yes</p>

<b>warrant further assessment?</b>	
------------------------------------	--

<b>Tier 3: Site Specific Factors</b>
--------------------------------------

<b>Capacity</b>	
<b>Developable area</b>	0.72 ha.
<b>Site capacity</b>	8 dwellings
<b>Density</b>	30 dph

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

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	<ul style="list-style-type: none"> <li>• The first dwellings could be completed on site 2011-16)</li> <li>• Phasing 50-100% 2011-16, 0-50% 2016-21.</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would</b>	None known.

<b>significantly affect deliverability?</b>	
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
<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**

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Land at Bannold Road and Bannold Drove, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	50-70 dwellings
<b>Site area (hectares)</b>	1.77 ha.
<b>Site Number</b>	Site 206
<b>Site description &amp; context</b>	<p>The site is located to the north of Bannold Road and west of Bannold Drove on the north eastern edge of Waterbeach. The site is agricultural land situated in an area of relatively open land between the edge of the village to the south and the Barracks to the north. It is enclosed by hedgerow on all sides, particularly dense along the two road frontages. The site only touches the village framework at the south west corner.</p> <p>Note: The site adjoins site 155 to the west.</p>
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>The site has previously been considered through the production of LP 2004 and 1993 and the Inspector's concluded:</p> <p>LP2004 – "Although Waterbeach Barracks is to the immediate north the site touches the defined village framework only at its south-west corner and lies in an area which, in my view, has a definite rural character. I find no reason to support this objection."</p> <p>LP1993 – "Land north of Bannold Road up to the Barracks is for the most part open and although it is not in the Green Belt or in my opinion of great scenic value, it does contribute towards the rural character of the village. I do not consider that there is any urgent</p>

	physical, social or other need for the two parts of the village to be linked by development, and I can see no justification for allocating land in this locality contrary to the general planning policies which apply.”
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – a very small part of the south east corner of the site is within Flood Zone 2.</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – most of the site is within the Minerals Safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	The is an agricultural site located to the north of Bannold Road and west of Bannold Drove on the north eastern edge of Waterbeach with no strategic constraints identified that would prevent the site from being developed. A very small part of the site is within Flood Zone 2 and most of the site is within the Minerals Safeguarding area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Archaeological investigations to the west identified evidence for Roman activity. County Archaeologists would require archaeological works to be secured by condition of planning permission.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – a group of protected trees are located 290m to the west.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands</li> </ul>

	<p>provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - possible noise and malodour from Barton Ley &amp; Midload Farm immediately to the east as proposals would be closer than existing residential. No history of complaints but noise sources etc. have not been quantified. Minor to moderate noise / odour risk. Might be possible to coexist but possible off-site noise and odour impacts or statutory nuisances so requires careful consideration prior to allocation? Noise mitigation may be required off-site at source but no guarantee that off site mitigation can be secured and viability and any detrimental economic impact on existing businesses should be considered prior to allocation?</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>The tower of St John’s Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam.</p> <p>The site is characterised as enclosed farmland. There is a well defined edge along Bannold Road, with views north across flat rough grassland to housing along Kirby Road.</p> <p>Development of this site would have an adverse effect on the</p>

	landscape and townscape setting of Waterbeach. The site is located in a relatively open area separating the village from the Barracks to the north. It is in agricultural use with dense hedgerow, particularly along the road frontages. Bannold Road has sporadic development along the northern side and this, together with the open land, creates a rural character and the appearance of the countryside entering the village.
<b>Can any issues be mitigated?</b>	In part. Townscape and landscape impact but with careful design it should be possible to mitigate impacts to ensure retention of the rural separation between the village and barracks. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise and malodour.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>A junction located on to Bannold Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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</li> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>

<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<b>School capacity?</b>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 70 dwellings could generate a need for early years places and a maximum of 25 primary school places and 18 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>
<b>Health facilities capacity?</b>	There is one doctors practice in Waterbeach which has potential for expansion.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>The site provides land suitable for housing development in a location well related to the existing built up area of Waterbeach. It would not only provide housing with limited impact on the rural character of the surrounding open countryside but would also be well connected to services and facilities located within the village.</p>
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	1.19 ha.

<b>Site capacity</b>	36 dwellings
<b>Density</b>	30 dph

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

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	<ul style="list-style-type: none"> <li>• The first dwellings could be completed on site 2011-16</li> <li>• Phasing 50-100% 2011-16, 0-50% 2016-21</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.

<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

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

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

**Site Assessment Proforma**

<b>Location</b>	Waterbeach
<b>Site name / address</b>	Land off Gibson Close, Waterbeach
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	15-20 dwellings
<b>Site area (hectares)</b>	0.69 ha.
<b>Site Number</b>	Site 270
<b>Site description &amp; context</b>	<p>The site is located to the west of Gibson Close on the western edge of Waterbeach. It is a rectangular site, enclosed on three sides by residential development and countryside to the west. The land is pasture, overgrown with scrub vegetation and mature trees.</p> <p>Note: The site is adjacent to site 142 to the west.</p>
<b>Current or last use of the site</b>	Pasture
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LP 2004 Inspector considered a larger area of land between Vicarage Close &amp; Harding Close and concluded: "These objections relate to 3 separate but adjoining sites alongside an east-west footpath not far to the west of the main village green. From my visit I concluded that the sites serve very little townscape or landscape function. Any limited 'green' views on the boundary of the Conservation Area to the east could be preserved through appropriate landscaping details at development control stage. In my view the land represents a wasted resource and its more effective use should be encouraged in order to contribute towards the District's housing needs. There appear to be potential options for providing access to the objection sites across other underused sites to the south and east and I recommend that all 3 be brought into the village framework." Note – the Council did not agree with the Inspector's recommendation and no change was made to the village framework.</p>

	An appeal was dismissed for a planning application for residential development (S/2234/02/O) on the site. The Inspector reported: “The Local Plan Inspector considered that the appeal site performed no useful townscape or landscape function. I do not disagree that its visual qualities are limited...I consider that the site does provide an undeveloped green wedge coming in almost to the heart of the village as found in some other parts of the settlement. It also allows a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. In my judgement the introduction of built form would be harmful to the rural attributes that I have described.”
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Minerals Safeguarding area for sand and gravel (with the exception of the land needed to provide vehicular access).</li> </ul>
<b>Tier 1 conclusion:</b>	This is a pastureland site located to the west of Gibson Close on the western edge of Waterbeach with no strategic constraints identified that would prevent the site from being developed. The whole site is within the Minerals Safeguarding area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – the site is adjacent to the Waterbeach Conservation Area, although the access would be achieved via land within the Conservation Area. Adverse effect to setting due to loss of green rural backdrop and countryside setting.</li> <li>Listed Buildings – there are three Grade II Listed Buildings close to the site. The closest, 5 Greenside, is adjacent to the proposed access road. The other two are approximately 25m to the south and 60m to the north east. Major adverse effect to</li> </ul>

	<p>setting of 5 Greenside due to loss of garden, intensification of entrance, loss of wooded and open green backdrop and potential alterations to Listed Building.</p> <ul style="list-style-type: none"> <li>• Non-statutory archaeological site - The site is located on the eastern side of the historic village core and evidence for Saxon settlement is 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.</li> </ul> <p>It is unlikely to be possible to mitigate any impact on the historic environment, particularly on the setting of the Conservation Area and a Grade II Listed Building, due to loss of green rural backdrop and countryside setting.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – there is a protected Ash tree situated in rear garden of 43 Vicarage Close, approximately 22m to the north.</li> <li>• Public Rights of Way – footpaths run along the northern and western boundaries of the site.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<p>None</p>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the west and north, enclosed fields</p>

	<p>again provide an important landscape setting for the village.</p> <p>The site is adjacent to the Waterbeach Conservation Area. The Draft Waterbeach Conservation Area Appraisal (2007) states: “The village has a rich stock of historic buildings with around 60 listed buildings. These range from the grade II* Church of St John...to many fine 19<sup>th</sup> century villas built of gault brick and standing in spacious plots along the High Street and around The Green. The church and the green provide dual focuses for the village.” (page 4)</p> <p>The Green is identified as a “substantial open area [that] lies at the centre of the village settlement. Along with the parish church it is the key landmark in the Conservation Area, particularly notable for the mature lime trees that line it.” (page 10) “No.5 is a 17<sup>th</sup> century grade II listed two storey house. No.19, a 16<sup>th</sup> century grade II listed house.” (page 11)</p> <p>A public footpath leading out from The Green into the countryside to the west runs along the northern boundary of the site. There is another footpath running along the western boundary from residential development to the south. As an area of open ground, an undeveloped green wedge coming in almost to the heart of the village, the site therefore provides an important amenity area.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Waterbeach. The site forms a semi-rural transition area between the village and the countryside beyond, and retains the rural character of the local footpaths. The appeal inspector (see planning history) felt the introduction of built form would be harmful to the rural attributes.</p>
<b>Can any issues be mitigated?</b>	No. Significant historic environment, townscape and landscape impacts on this important amenity part of the village. Development would have a detrimental impact on the setting of Grade II Listed Buildings and the Conservation Area, which it would not be possible to mitigate.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> </ul>

	<ul style="list-style-type: none"> <li>• 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</li> <li>• Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<p><b>School capacity?</b></p>	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 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>

<b>Health facilities capacity?</b>	There is one doctors practice in Waterbeach which has potential for expansion.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>The site can provide land for much needed further housing development in a sustainable village location, adjoining the existing settlement limits but outside them (and on 'white land' excluded from the Green Belt).</p> <p>The site could be brought forward in conjunction with two sites to the west which have access off Mill Road and Poorsfield Road. My clients' land has access from the west, giving direct access to the village centre, via Gibson Close.</p> <p>There could be scope to also incorporate land at 12 Cambridge Road (The Shieling) to create a larger site with scope for more dwellings.</p> <p>The land is well contained by existing built development and looks to be a logical candidate for development in terms of rounding off the edge of Waterbeach.</p> <p>A mix of housing types/sizes and tenures could be delivered on the land thus helping to meet further housing needs in Waterbeach. There are no known constraints to development of this land and its owners are willing to bring it forward at an early date.</p>
<b>Can issues be mitigated?</b>	<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>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.47 ha if unconstrained)
<b>Site capacity</b>	14 dwellings
<b>Density</b>	30 dph

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

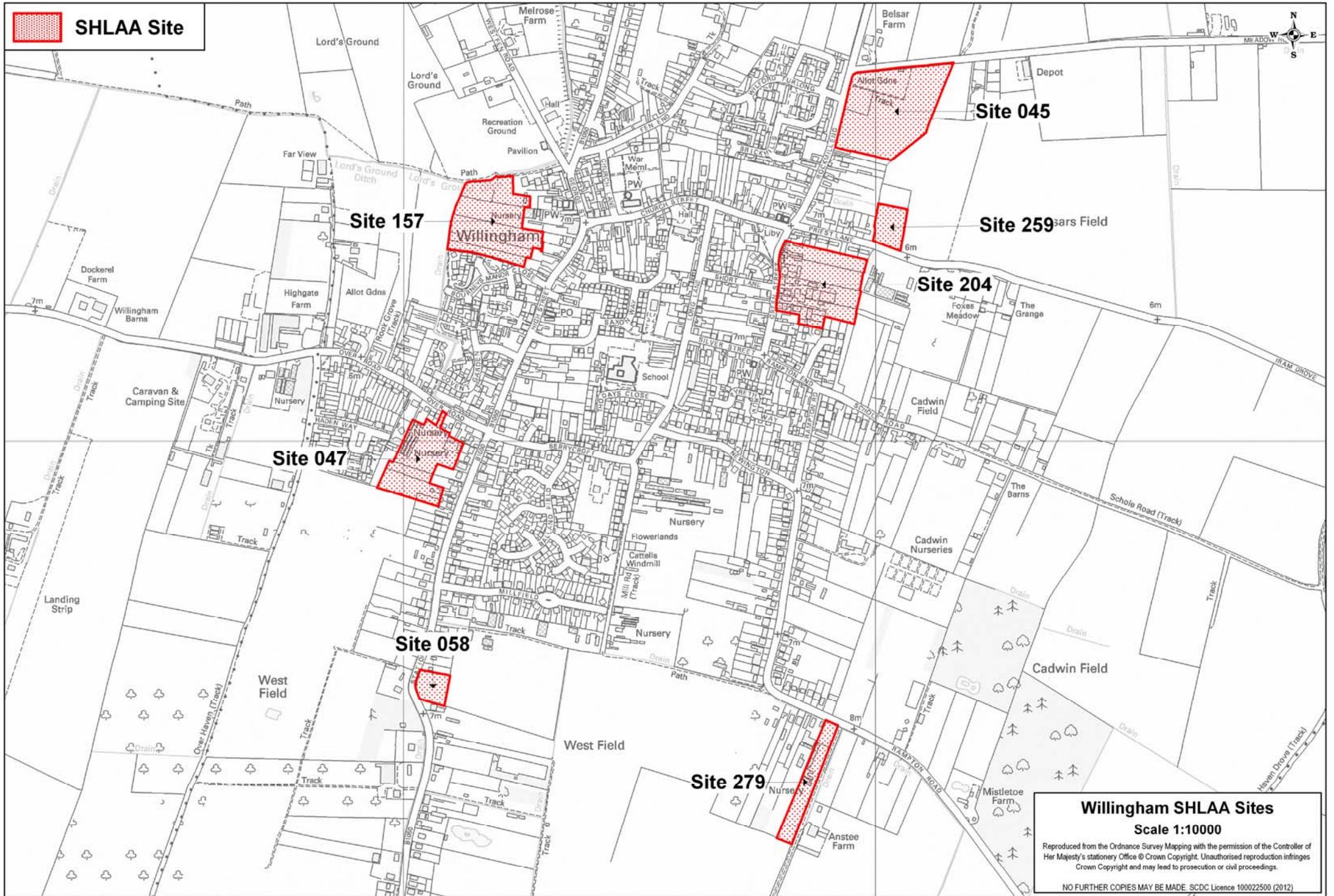
<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from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

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

	<p>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>
--	---

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

 SHLAA Site



**Willingham SHLAA Sites**  
**Scale 1:10000**  
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
NO FURTHER COPIES MAY BE MADE. SDCD Licence 100022500 (2012)

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

**Site Assessment Proforma**

<b>Location</b>	Willingham
<b>Site name / address</b>	Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	136 dwellings
<b>Site area (hectares)</b>	3.41 ha.
<b>Site Number</b>	045
<b>Site description &amp; context</b>	The site is located to the east of Rockmill End and south of Meadow Road on the north eastern side of Willingham. Residential development lies to the south and west of the site. To the east lies a small cluster of Gypsy and Traveller pitches fronting onto Meadow Road and Belsar Farm lies immediately to the north. Further to the north and east is flat, open agricultural land. The site comprises part allotments, in the north western corner and part agricultural land. The site is bound on the southern and western sides by low hedgerow, with taller hedgerow along the northern boundary and along parts of the eastern boundary.
<b>Current or last use of the site</b>	Agricultural and allotments
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	An application for residential development (C/0032/61/) was refused for being outside the village framework.
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – a small part of north eastern corner of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>

<b>considerations that have the potential to make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	This is a large site in use for allotments and agricultural land, located to the east of Rockmill End and south of Meadow Road on the north eastern side of Willingham, with no strategic constraints identified that would prevent the site from being developed. A small part of the site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the Willingham Conservation Area lies approximately 150m to the south west.</li> <li>• Listed Buildings – there are several Grade II Listed Buildings within the Conservation Area, the closest lies approximately 190m to the south west.</li> <li>• Non-statutory archaeological site - The site is located to the north east of the historic village core. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of several Grade II Listed Buildings and the Conservation Area. However, with careful design it should be possible to mitigate any impact on the historic environment with a smaller scale of development.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Protected Village Amenity Area – lies 205m to the south west.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land</li> </ul>

	<p>Classification Grade 1, 2, 3a) – Grade 2.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Allotments in north. A Contaminated Land Assessment will be required as a condition of any planning application</li> <li>• Noise issues - some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> <li>• Utility services – telecom lines run along the Rockmill End road frontage.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character, particularly to the north and east where the land is arable or grassland, with some hedgerows but few trees. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the ‘transition’ area between the village and the open countryside. The site is within an area characterised as fen edge farmland, adjacent to linear development, where Rockmill End delineates the village boundary.</p> <p>The village has a very particular structure, with a skeleton road framework formed from the historic background of horticulture. The road framework has led to considerable linear development within the village. The linear housing along the approaches to the village mainly have long back gardens or smallholdings.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Willingham. The site lies to the north of linear housing on Rockmill End, and to the east of a more modern housing estate. The low hedgerow allow wide views across the flat agricultural land, particularly to the east. It may be possible to integrate a smaller scale of development close to the existing housing.</p>
<b>Can any issues be mitigated?</b>	<p>In part, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of smaller development of this site. Further investigation and possible mitigation will be required to address the physical considerations, including</p>

	potential for land contamination.
--	-----------------------------------

<b>Infrastructure</b>	
-----------------------	--

<b>Highways access?</b>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Rockmill End would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the Over Tower 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 sufficient 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.</li> <li>• Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Old West Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<b>School capacity?</b>	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure</p>

	<p>Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 136 dwellings could generate a small need for early years places and a maximum of 48 primary school places and 34 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>
<b>Health facilities capacity?</b>	The doctors practice in Willingham has physical capacity to grow.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
<b>Does the site warrant further assessment?</b>	Yes

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	2.12 ha.
<b>Site capacity</b>	48 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Site promoted by single landowner.

<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

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

	plan period.
--	--------------

<b>Site Assessment Conclusion</b>
-----------------------------------

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**

<b>Location</b>	Willingham
<b>Site name / address</b>	Land to the south of Over Road, Willingham
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	74 dwellings
<b>Site area (hectares)</b>	1.84 ha.
<b>Site Number</b>	047
<b>Site description &amp; context</b>	<p>The site is located to the south of Over Road and west of Station Road on the south western side of Willingham. The site is surrounded on three sides by residential development. Semi-open agricultural land lies to the south, interspersed with orchards.</p> <p>The site is formed up of a number of parcels of land; land to the south and west was formerly in horticultural use. Part of the site is currently in use for storage, in the north eastern corner, and the eastern part of the site comprises parts of residential gardens. The remainder of the site is pasture.</p>
<b>Current or last use of the site</b>	Parts of site formerly horticultural and used for storage (ceased 2005). Remainder pasture and residential gardens.
<b>Is the site Previously Developed Land?</b>	Small part (storage).
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>The Council proposed the allocation of the land south of Over Road as a Pre-Inquiry Change to LP2004 in place of an alternative site in Willingham. LP2004 Inspector concluded that land supply considerations do not create a need to allocate more than one of these two sites in Willingham and recommended that this option should not be pursued.</p> <p>Several planning applications for residential development have been refused (C/0842/68/O, C/0586/68/O, C/0043/67/O, C/0042/67/O and C/0644/71/O) as there was sufficient land with permission for residential purposes to meet the population demands of the locality and the proposal would create a precedent for similar large scale of</p>

	development unrelated to the needs of this community.
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – approximately 2/3 of the site is within Flood Zones 2 and 3.</li> </ul>
<b>Tier 1 conclusion:</b>	This is an enclosed mixed use site located to the south of Over Road and west of Station Road on the south western side of Willingham with approximately half of the site located within Flood Zone 3 and unsuitable for residential development.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – there are 4 Grade II Listed Buildings fronting the High Street approximately 140m to the north.</li> <li>Non-statutory archaeological site - The site is located in the historic village core and finds of medieval and post medieval date are known in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally</li> </ul>

	<p>found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Part commercial use. A contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - The site is currently part of Aspinalls Builders Yard, Station Road and it is understood the North part of Aspinalls Yard will remain and coexist. Noise, odour and dust from Aspinalls Builders Yard are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character. In the south there are smaller fields and more hedgerows, together with scattered houses and farmsteads. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups.</p> <p>The southern approach is characterised by scattered houses and smallholdings alongside the roads, extending the linear form of many of Willingham's roads into the surrounding areas. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is within an area characterised as small enclosed fields, paddocks and orchards, set within an area of largely linear development.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Willingham. Approximately half of the site, closest to the Over Road frontage, is within Flood Zone 3. This would result in development being located to the rear of the site, closest to the surrounding countryside. Development in this location would be poorly related to existing development and the road frontage, and will be at odds with the largely linear pattern of development in the immediate area. It would therefore have a</p>

	detrimental impact on the rural character of this part of Willingham.
<b>Can any issues be mitigated?</b>	No. Significant townscape and landscape impacts as development would be to the rear of the site, closest to the countryside. This would not relate well to the built form, with a largely linear pattern of development. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination, noise, odour and dust. However it is not clear that these impacts can be overcome.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on Over Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the Over Tower 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 sufficient 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.</li> <li>• Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011

	<p>submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 74 dwellings could generate a small need for early years places and a maximum of 26 primary school places and 19 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors practice in Willingham has physical capacity to grow.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.92 ha if unconstrained)
<b>Site capacity</b>	28 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership</b>	Site promoted by single landowner.

<b>status?</b>	
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

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

	would be more significant but could allow development during the plan period.
--	---

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

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

<b>Location</b>	Willingham
<b>Site name / address</b>	Land South of 77 Station Road, Willingham
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	13 dwellings with public open space
<b>Site area (hectares)</b>	0.41 ha.
<b>Site Number</b>	058
<b>Site description &amp; context</b>	This small site is located to the east of Station Road in an area of sporadic linear development to the south of Willingham. The site adjoins residential properties to the north and south, and a further property lies within large, well screened, grounds to the west. The site was formerly used for horticulture and is now rough grassland. It is open to the road frontage, with a post and rail fence, and open to the agricultural field to the east, with distant views across to woodland on the southern edge of the village. The residential boundaries are well defined by hedging and fencing.
<b>Current or last use of the site</b>	Formerly horticultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP2004 Inspector considered an alternative site along Station Road and concluded: "it would inevitably lead to gradual consolidation and extension of ribbon development between Willingham and Longstanton. This would be at odds with current national, regional and local policies of concentrating development in more central and accessible locations within the most sustainable settlements."
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – the majority of the site is within Flood Zone 3.</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – a very small part of the southern part of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This is a small grassland site located to the east of Station Road in an area of sporadic linear development to the south of Willingham. The majority of the site is within Flood Zone 3, leaving only a small area of approximately 0.07 ha. available for development along the road frontage. This is insufficient to allocate for development. A small part of the site is also within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	No

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - There is evidence for Bronze Age barrow burials in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath lies approximately 330m to the north east.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity</li> </ul>

	<p>value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character. In the south there are smaller fields and more hedgerows, together with scattered houses and farmsteads. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups.</p> <p>The southern approach is characterised by scattered houses and smallholdings alongside the roads, extending the linear form of many of Willingham's roads into the surrounding areas. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is within an area characterised as having narrow views on the approach road with a wooded edge screening the village.</p> <p>Development of this site would have a neutral effect on the landscape and townscape setting of Willingham. Development of this site would create an area of backland development within existing ribbon development south of the village. It would have a detrimental impact on the linear and rural character of this part of the village.</p>
<b>Can any issues be mitigated?</b>	Yes. The remaining site area would have a limited impact on townscape and landscape.

<b>Infrastructure</b>	
<b>Highways access?</b>	Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this

	<p>could require substantial mitigation measures.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the Over Tower 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 sufficient 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.</li> <li>• Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a small need for early years places and a maximum of 7 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors practice in Willingham has physical capacity to grow.
<b>Any other issues?</b>	
<b>Can issues be</b>	No. It is not possible to provide safe highway access to the site. The

<b>mitigated?</b>	current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.  Upgrades required to local infrastructure, including utilities (mains water and sewerage) and school capacity.
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.07 ha if unconstrained)
<b>Site capacity</b>	2 dwellings
<b>Density</b>	30 dph

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

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16 or 2016-21
<b>Are there any market factors that would</b>	None known.

<b>significantly affect deliverability?</b>	
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

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

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

<b>Location</b>	Willingham
<b>Site name / address</b>	Land to the rear of High Street / George Street, Willingham
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	80 dwellings
<b>Site area (hectares)</b>	2.55 ha.
<b>Site Number</b>	157
<b>Site description &amp; context</b>	The site is located to the west of George Street and High Street on the north western side of Willingham. Residential development lies to the south. On the east residential development is interspersed with business uses, including horticulture. Semi-open agricultural land lies to the west and north. A recreation ground lies to the north. The site comprises a large area of scrub land enclosed by hedgerow to the north, west and southern boundaries. The eastern edge is part of a transition area between the built-up development and countryside, and is less well defined.
<b>Current or last use of the site</b>	Scrub land and small amount of residential gardens.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LDF Objection Site 147 - Land north of manor farm.  There have been various planning applications for residential development on parts of the site (C/0871/66/O, C/0870/66/O, C/0488/71/O, S/2027/86/O, S/0374/79/O, S/2217/79/O and S/0953/80/O). They have been refused for being piecemeal backland development, there has been sufficient other land available, and if permitted, would represent too large an extension to the village and adversely change its character.  An appeal inspector concluded (S/0374/79/O): If the proposed dwelling were to be allowed, the district council would find it difficult to

	<p>resist further, individual applications for backland development which could result in a scatter of dwellings and accesses such as would seriously detract from, first, the living conditions of nearby residents and, second, the scale and character of the existing residential in Willingham.</p> <p>Another appeal inspector (S/0953/80/O) reported: The development of the appeal site as proposed, in my opinion, would not represent a logical extension or rounding off of existing residential development on this edge of the village but an intrusion in conflict with the policy of the Structure Plan into the surrounding area of land in horticultural use. Furthermore I share the Council's concern that if this proposal were allowed it could open the way for further proposals to extend the built-up area of this village into the surrounding countryside.</p>
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – a small part of the north western corner of the site is within Flood Zone 3.</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This is a large enclosed scrubland site located to the west of George Street and High Street on the north western side of Willingham with a small part of the site located within Flood Zone 3. The whole site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the site lies close to the western edge of the Willingham Conservation Area. Adverse effect on setting due to loss of views of High Street from footpaths to the west, loss of openness and wooded backdrop to High Street, loss of historic burgage plots to High Street buildings which are characteristic of village. Adverse effect on setting from likely</li> </ul>

	<p>intensification of riverside path for access to north part of site.</p> <ul style="list-style-type: none"> <li>• Listed Buildings – the site backs on to 4 Grade II Listed Buildings, which front on to High Street to the east. There are further Listed Buildings within the Conservation Area, mostly to the east of the site. Adverse effect on setting along west side of High Street, including gardens and farm buildings part of their historic curtilage related to them.</li> <li>• Non-statutory archaeological site - Archaeological investigations to the east have identified evidence for the medieval settlement of the village. Earthworks recorded in the area may also be associated with the medieval village. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>It would not be possible to mitigate impacts on heritage considerations because development would result in an adverse impact on the setting of the Conservation Area and a major adverse impact on the setting of several Listed Buildings due to the loss of burgage plots and views out from the High Street into open countryside.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath lies approximately 15m to the north of the site, on the opposite side of Lord’s Ground Ditch.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - Possible noise from existing green houses / nurseries to the east to rear of Ravens Yard / Love Lane but noise sources not quantified. May require consideration before allocating?</li> <li>• Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<p><b>Townscape and</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes</p>

**landscape  
impact?**

Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is within an area characterised as small enclosed fields, paddocks and orchards, set within an area of largely linear development.

The village has a very particular structure, with a skeleton road framework formed from the historic background of horticulture. The road framework has led to considerable linear development within the village. The linear housing along the approaches to the village mainly have long back gardens or smallholdings.

The High Street extends south from Church Street into Station Road, and this area also contains some Listed Buildings and other frontage development, continuing the rural feel with in the village, with some glimpses westwards to the fields beyond.

The site is in an area characterised as small enclosed fields and paddocks with mature hedgerows, and a rural edge. These create a soft edge and transition between Willingham and the Fenland landscape. There are views across the site from the west to the church spire above the wooded edge.

The draft Willingham Conservation Area Appraisal (2007) states that Willingham has remained largely agricultural and the agricultural heritage is still prominently visible in Willingham with many large timber agricultural buildings standing between and behind the main residences along High Street and in the lanes.

Willingham's historic development can still be traced in its street patterns and buildings, with older cores around the church, the lanes to the south of the green and in High Street. The generous spacing between the buildings is not the only factor that brings a rural sense to Willingham. The clear views out of it across fields, paddocks and pastures enhance its rural character.

Watercourses twist around and through the area, fed by the fens. There are extensive views into the fens from the edge of the Conservation Area at the junction between George Street and West

	<p>Fen Road next to the Willingham Lode. The lack of substantial groups of trees, except along the boundaries of watercourses, at the church and the green, and along the roads approaching the settlement, allows for long views within the village streetscene.</p> <p>The Landscape Character Area, and the openness and high quality of the land surrounding the Conservation Area, mean that development has been deemed inappropriate beyond the identified village framework. The site consists of open rough land to the rear of residential properties in George Street / High Street. These properties form part of the built area of Willingham.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Willingham. Development would intensify development, extending the built area of the village outwards into land that is open and rural in character, resulting in the loss of historic burgage plots characteristic of the village. This would have a significant adverse effect on the setting of the Conservation Area and several Listed Buildings.</p>
<p><b>Can any issues be mitigated?</b></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 4 Grade II Listed Buildings, Conservation Area and historic burgage plots, 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>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>The promoter states that an agreement in principle has also been reached with the adjacent landowner to ensure that the access to the proposed development via Bourneys Manor Close will be delivered.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the Over Tower 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 sufficient spare capacity within Cambridge Distribution Zone to</li> </ul>

	<p>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"> <li>• Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 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>
<b>Health facilities capacity?</b>	The doctors practice in Willingham has physical capacity to grow.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>The proposed development will be able to provide the normal benefits associated with such a proposal in terms of S106 contributions i.e. affordable housing, education contribution, public open space and a contribution towards community.</p> <p>I can confirm that all 6 landowners are working together to ensure that the site, if allocated as part of the SHLAA process, will be delivered. An agreement in principle has also been reached with the adjacent landowner to ensure that the access to the proposed development via Bourneys Manor Close will be delivered.</p>

	The site represents a natural continuation of the previously completed developments by Bovis Homes and David Wilson Homes off High Street and would in effect infill the remaining land to the rear of High Street.
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage) and school capacity.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway. The promoter states that an agreement in principle has also been reached with the adjacent landowner to ensure that the access to the proposed development via Bourneys Manor Close.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (1.91 ha if unconstrained)
<b>Site capacity</b>	57 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Site owned by 6 landowners.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest from a developer.
<b>When would the site be available</b>	The site is available immediately.

<b>for development?</b>	
-------------------------	--

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

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

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

<b>Location</b>	Willingham
<b>Site name / address</b>	Land to the rear of Green Street, Willingham
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	50-70 dwellings with potential for public open space
<b>Site area (hectares)</b>	2.60 ha.
<b>Site Number</b>	204
<b>Site description &amp; context</b>	The site lies to the east of Green Street on the eastern side of Willingham. The site lies partly within the village framework and partly outside, and therefore includes a number of existing residential properties and business uses, as well as gardens, agricultural buildings and scrub land to the rear. It is surrounded on three sides by further residential development, with agricultural land and buildings to the east.
<b>Current or last use of the site</b>	Residential, business and scrub land.
<b>Is the site Previously Developed Land?</b>	Part
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 145.</p> <p>LP 1993 Inspector - The allocation of land at the rear of Green Street would result in an extension of the built up area into land which, although in garden use, is open and forms part of the rural setting of the village. This piecemeal incursion into the countryside would be prominent and poorly related to existing development along Priest Lane and elsewhere in the vicinity.</p> <p>There have been several unsuccessful attempts to gain planning permission for residential development of various scales on parts of the site (S/2091/10, C/0272/67/O, S/1458/02/O, and C/0558/72/O).</p> <p>Even a single dwelling (S/2091/10) was considered too harmful to the</p>

	<p>character of this sensitive area - The proposal is set in a backland plot adjacent to the Willingham Conservation Area and close to the Listed Buildings of 11/13 Green Street in a semi-rural area of the village. There would be clear views from the Willingham Conservation Area, particularly from between 13 and 15 Green Street, the former of which is a Grade II Listed Building. By virtue of its design and scale, the dwelling would not harmonise with the Listed cottage, and would be taller than the outbuildings to be removed and the nearby barn. As a result of the location, bulk and design, the proposal would detract from the setting of the Listed Building of 11/13 Green Street and would neither preserve or enhance the character of the adjacent Willingham Conservation Area.</p>
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Listed Buildings - Grade II Listed 11 &amp; 13 Green Street are located within the site, and the site is adjacent to 3 Green Street.</li> </ul>
<b>Tier 1 conclusion:</b>	This is a large mixed-use site located to the east of Green Street on the eastern side of Willingham with two Listed Buildings located within the site and a further Listed Building adjacent to it
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – part of the site is within the Willingham Conservation Area. Major adverse effect due to prominence of site from the Green, a significant public open space. Intensification of the street frontage, including for access, likely loss of significant heritage assets, loss of historic burgage plots and depth of development contrary to single depth character of the area and north of site.</li> <li>Listed Buildings – Grade II Listed 11 &amp; 13 Green Street are within the site and several other Grade II Listed Buildings are located</li> </ul>

	<p>within the Conservation Area, the closest lies adjacent to the site (number 3 Green Street). Major adverse effect due to likely loss of heritage assets and to historic burgage plot settings of Listed Buildings.</p> <ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Archaeological investigations to the south have identified evidence for medieval activity. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>It would be difficult to mitigate impacts on heritage considerations because development would result in an adverse impact on the setting of the Conservation Area and a major adverse impact on the setting of several Listed Buildings due to the loss of burgage plots. It may be possible to develop part of the site to the south, subject to the position of access and screening as this part of the site is further from the Conservation Area, burgage plots are less defined, and it has more modern frontage and rear buildings, is significantly less green and open, replaces large modern farm buildings (so potential enhancement) and abuts backland development.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Protected Village Amenity Area – lies across Green Street to the west.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land Contamination – Agricultural / commercial use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - Possible noise from existing green houses / nurseries to the east but noise sources not quantified. May require consideration before allocating?</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and</p>

	<p>resultant linear development. The landscape around Willingham is flat, being typical Fen character, particularly to the north and east where the land is arable or grassland, with some hedgerows but few trees. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is within an area characterised as small enclosed fields and paddocks, creating a varied edge adjacent to linear development.</p> <p>The village has a very particular structure, with a skeleton road framework formed from the historic background of horticulture. The road framework has led to considerable linear development within the village. The linear housing along the approaches to the village mainly have long back gardens or smallholdings.</p> <p>The site is split in character, between its residential frontage and the green, open space to its rear, bordering the agricultural land beyond. The character of the open land to the east and behind these houses, is a patchwork of small fields and rural land uses, very much part of the countryside and characteristic of the area.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Willingham. The site is rural in character. Development in this location would create an area of backland development in an area characterised by ribbon development, having a detrimental impact on the character of this part of the village and to the detriment of Listed Buildings. It would also harm the setting of the wider Conservation Area and the adjacent Protected Village Amenity Area.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part. 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 several Grade II Listed Buildings, Conservation Area and historic burgage plots. However, with a smaller development it may be possible to mitigate the worst of these impacts. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being</p>

	<p>deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Green Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the Over Tower 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 sufficient 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.</li> <li>• Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided.</p> <p>The development site is near the boundary of the Old West Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<p><b>School capacity?</b></p>	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p>

	<p>The development of this site for 70 dwellings could generate a small need for early years places and a maximum of 25 primary school places and 18 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>
<b>Health facilities capacity?</b>	The doctors practice in Willingham has physical capacity to grow.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>The land provides a potential housing site in a location well connected to the existing built form of the village. It is contained in landscape terms and does not extend beyond existing developments to the north and south which are included in the Village Framework.</p>
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
<b>Does the site warrant further assessment?</b>	Yes

### Tier 3: Site Specific Factors

Capacity	
<b>Developable area</b>	1.30 ha.
<b>Site capacity</b>	39 dwellings
<b>Density</b>	30 dph

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

Availability	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Site promoted by single landowner.
<b>Legal constraints?</b>	All Landowners consent not yet formally obtained.

<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest from a developer.
<b>When would the site be available for development?</b>	The site is not available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	<ul style="list-style-type: none"> <li>• The first dwellings could be completed on site 2011-16.</li> <li>• Phasing 50-100% 2011-16, 0-50% 2016-21.</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
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**

<b>Location</b>	Willingham
<b>Site name / address</b>	Land Adjacent to 15 Priest Lane, Willingham
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	10+ dwellings
<b>Site area (hectares)</b>	0.52 ha.
<b>Site Number</b>	259
<b>Site description &amp; context</b>	The site is located to the north of Priest Lane on the eastern edge of Willingham. It lies adjacent to residential development to the west and an area of grassland with trees to the north. Across Priest Lane to the south land is in horticultural use. Open agricultural land surrounds to the north, east and south with wider views from the north. The site is currently in use as allotment, orchard and paddock and is bound by hedges to the south, east and western boundaries.
<b>Current or last use of the site</b>	Allotment, orchard and grassland
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	Part of a larger site promoted through LDF (Objection Site 143).  Previous attempts to gain planning permission for a dwelling on the site have been unsuccessful (S/1633/85/O, S/2879/88/O and S/1650/90/F) for being outside the village framework.
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other</b>	No

<b>considerations that have the potential to make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	This is a small site in use for allotments and orchard, located to the north of Priest Lane on the eastern edge of Willingham, with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the Willingham Conservation Area lies approximately 150m to the west. Potential adverse effect on the setting due to intensification of lane at entrance to Conservation Area.</li> <li>• Listed Buildings – there are several Grade II Listed Buildings within the Conservation Area, the closest lies approximately 160m to the west.</li> <li>• Non-statutory archaeological site - The site is located to the east of the historic village core. There is also evidence for Roman activity in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of several Grade II Listed Buildings and the entrance to the Conservation Area. However, with careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Protected Village Amenity Area – lies 190m to the west.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the</li> </ul>

	<p>design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issues - some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character, particularly to the north and east where the land is arable or grassland, with some hedgerows but few trees. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is within an area characterised as small enclosed fields and paddocks, creating a soft edge adjacent to linear development.</p> <p>The village has a very particular structure, with a skeleton road framework formed from the historic background of horticulture. The road framework has led to considerable linear development within the village. The linear housing along the approaches to the village mainly have long back gardens or smallholdings.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Willingham. The site is on ground slightly higher than the adjacent property, which would therefore make any development of this site very visible from the north and east. The site is rural in character. Development in this location would create an area of backland development in an area characterised by ribbon development, having a detrimental impact on the character of this part of the village.</p>
<b>Can any issues be mitigated?</b>	<p>No. Historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of the Conservation Area, and linear and rural character of this part of the village which it would not be possible to mitigate.</p>

<b>Infrastructure</b>
-----------------------

<p><b>Highways access?</b></p>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Priest Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the Over Tower 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 sufficient 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.</li> <li>• Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided.</p> <p>The development site is near the boundary of the Old West Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
<p><b>School capacity?</b></p>	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p>

	<p>The development of this site for 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>
<b>Health facilities capacity?</b>	The doctors practice in Willingham has physical capacity to grow.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.39 ha if unconstrained)
<b>Site capacity</b>	12 dwellings
<b>Density</b>	30 dph

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

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

<b>site?</b>	
<b>When would the site be available for development?</b>	The site is available immediately.

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

<b>Site Assessment Conclusion</b>
-----------------------------------

Site with no development potential.
-------------------------------------

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

**Site Assessment Proforma**

<b>Location</b>	Willingham
<b>Site name / address</b>	Land at Black Pit Drove / Rampton Road, Willingham
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	Residential development (also identified as having potential for light industry)
<b>Site area (hectares)</b>	0.85 ha.
<b>Site Number</b>	279
<b>Site description &amp; context</b>	This site is a long narrow plot adjacent to Black Pit Drove and fronting on to Rampton Road to the south east of Willingham. To the west is a ribbon of roadside buildings extending towards the centre of Willingham. To the north is a similar ribbon which ends almost opposite the site. To the east and south is open, flat countryside with a few buildings scattered therein. The site was formerly in horticultural use and several glasshouses and associated structures remain. It is well hedged to the road frontages on the northern and eastern boundaries and to the agricultural field to the southern boundary, but open to the adjoining property boundary on the western edge.
<b>Current or last use of the site</b>	Formerly horticultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>There have been two unsuccessful attempts to gain planning permission for an agricultural worker dwelling (S/0508/92/O and S/0168/97/O) both refused for insufficient evidence of need and the proposed dwelling would represent an undesirable intrusion into the countryside.</p> <p>An inspector dismissed an appeal for a bungalow (S/0777/86/O) stating "It is clear that the proposed bungalow would extend the ribbon of buildings at the southern side of Rampton Road by one unit into the countryside which surrounds Willingham. As a matter of</p>

	degree, I take the view that this extension would be enough to harm the aim of countryside conservation to the extent of constituting a specific and convincing planning objection to that bungalow. Accordingly, I conclude that the proposed bungalow would be an undesirable extension of ribbon development at this the southern side of Rampton Road.”
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This is a long narrow plot adjacent to Black Pit Drove and fronting on to Rampton Road to the south east of Willingham with no strategic constraints identified that would prevent the site from being developed, although the whole site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - There is evidence for Iron Age and Roman activity to the east and Bronze Age barrow burials to the south and west. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Public Rights of Way – a footpath lies approximately 150m to the west.</li> <li>Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for</li> </ul>

	<p>species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – Agricultural / commercial use. A contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - west of the site is bounded by operational nurseries at 134 Rampton Road &amp; agricultural uses to the south east at Anstee Farm Black Pit Drove. These are medium to large sized industrial type units / uses including light industrial and warehouse type uses. These are unlikely to be considered compatible uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character. In the south there are smaller fields and more hedgerows, together with scattered houses and farmsteads. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups.</p> <p>The village has a very particular structure, with a skeleton road framework formed from the historic background of horticulture. The road framework has led to considerable linear development within the village. The linear housing along the approaches to the village mainly have long back gardens or smallholdings.</p> <p>The southern approach is characterised by scattered houses and</p>

	<p>smallholdings alongside the roads, extending the linear form of many of Willingham's roads into the surrounding areas. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is within an area characterised as linear housing framed by long strips of horticulture and fields. There is a rural approach to the village, with scattered houses and farmsteads along Rampton Road.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Willingham. Development of this site would create an area of backland development within existing ribbon development south east of the village. It would have a detrimental impact on the linear and rural character of this part of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant townscape and landscape impacts due to the backland nature of the site and it is unlikely to be possible to mitigate the noise impacts from the adjoining nurseries.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Rampton Road but not Black Pit Drove would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the Over Tower 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 sufficient 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.</li> <li>• Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is capacity at the WWTW however the numbers attributed to this development site are unknown. The</li> </ul>

	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.
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site could generate a need for early years places, primary school places and secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors practice in Willingham has physical capacity to grow.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>The site is within easy cycling distance of Guided Bus without using anything other than byways and cycleways.</p>
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.32 ha if unconstrained)
<b>Site capacity</b>	10 dwellings
<b>Density</b>	30 dph

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

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

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

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