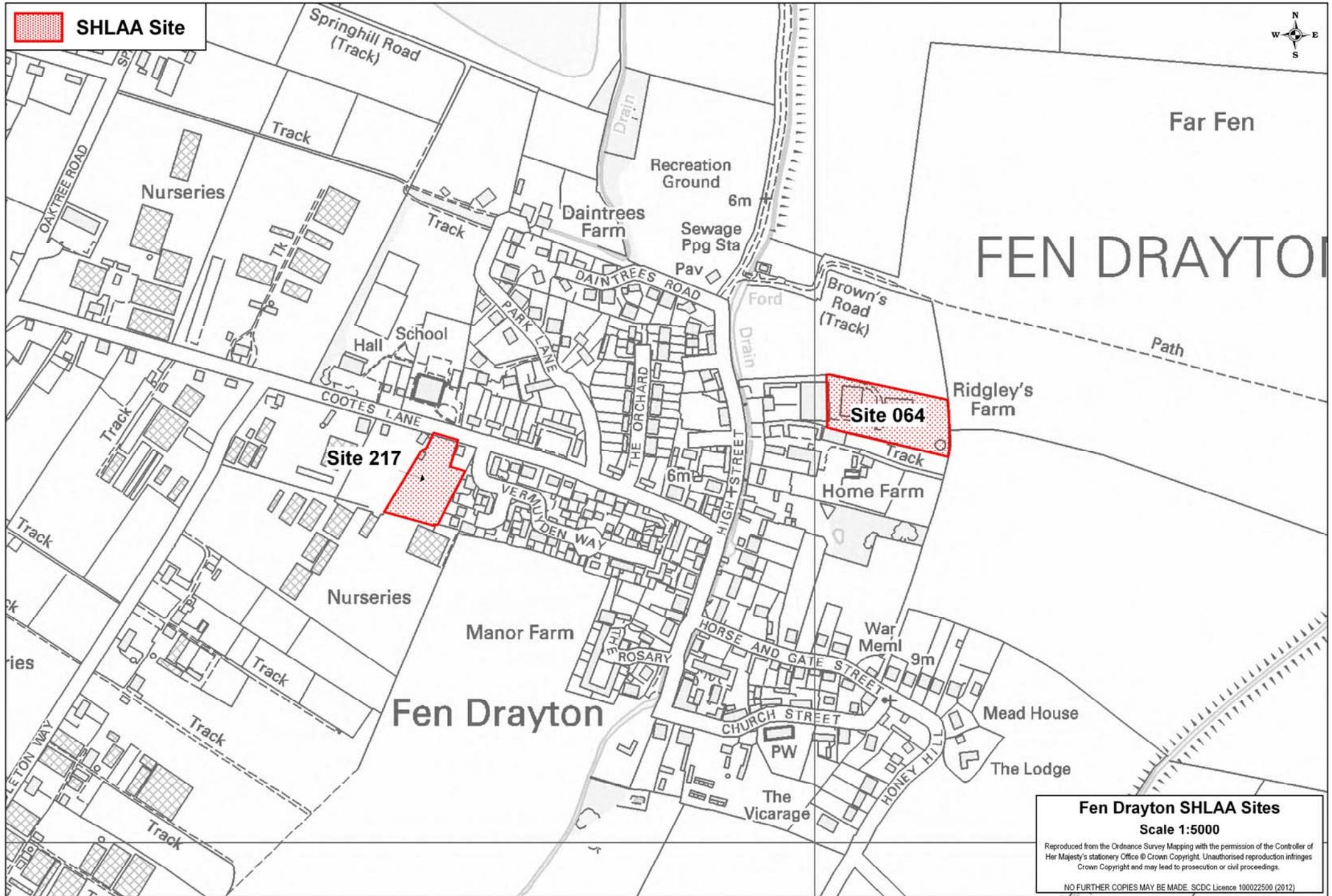


 SHLAA Site



FEN DRAYTON

Site 217

Site 064

Fen Drayton

**Fen Drayton SHLAA Sites**  
Scale 1:5000

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

<b>Location</b>	Fen Drayton
<b>Site name / address</b>	Land behind Ridgeleys Farm House, Fen Drayton
<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>	0.75 hectares
<b>Site Number</b>	064
<b>Site description &amp; context</b>	<p>The site is located on the eastern edge of Fen Drayton and adjoins existing residential and agricultural buildings to the west and south, and open countryside to the north and east.</p> <p>The site consists of agricultural buildings. There is some screening of the site by hedges and trees.</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>	No.
<b>Planning history</b>	N/A
<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</b>	<ul style="list-style-type: none"> <li>• Flood Zone – a small area in the north east corner of the site is within Environment Agency Flood Zone 2.</li> <li>• Listed Buildings – the site is adjacent to the Grade II listed Ridgeley's Farm House and Grade II listed Home Farm House</li> </ul>

<b>that have the potential to make the site unsuitable for development?</b>	<p>and adjacent barns.</p> <ul style="list-style-type: none"> <li>Minerals and Waste LDF designations – the site is within a sand and gravel safeguarding area.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is located on the eastern edge of Fen Drayton and consists of agricultural buildings. The site adjoins existing residential and agricultural buildings to the west and south, and open countryside to the north and east. A small area of the site is at risk of flooding, the site is adjacent to the Grade II listed Ridgeley's Farm House and Grade II listed Home Farm House and adjacent barns, and the site is within an area safeguarded for sand and gravel extraction.</p>
<b>Does the site warrant further assessment?</b>	<p>Yes.</p>

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – the site is adjacent to the Fen Drayton Conservation Area.</li> <li>Listed Buildings – the site is adjacent to the Grade II listed Ridgeley's Farm House and Grade II listed Home Farm House and adjacent barns.</li> <li>Non-statutory archaeological site – cropmarks to the east mark the location of an extensive settlement of probable late prehistoric and/or Roman date. It is clear from the layout that elements of this site will extend into the proposal area. 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>Biodiversity features (fenlands) – these landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade – the site is grade 2 agricultural land.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Land contamination – the site is in agricultural use and therefore would require assessment. This can be dealt with by condition.</li> </ul>

	<ul style="list-style-type: none"> <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 – 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 development 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 through a combination of appropriate distance separation, commercial shielding, noise berms / barriers, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). 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. Possible noise and malodour from nearby Ridgley's Farm and Home Farm to the west as proposals would be closer than existing residential uses. Minor to moderate adverse noise / odour risk that requires further consideration prior to allocating.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Fen Drayton as being situated in the fen edge region on the edge of the River Ouse flood plain. The eastern edge of the village is characterised by an open arable landscape that adjoins enclosed farmland that forms a landscape buffer along the village edge. This provides a setting for the distinctive historic farmhouses along the High Street, which is part of the historic core of the village. The former lode is a distinctive feature along the eastern edge of the road and forms part of a wider green corridor where the houses are set back from the road. Small bridges provide access across the lode to a mixture of modern and old large detached cottages and farmhouses, each with their individual style.</p> <p>Development of this site would have some adverse impact on the townscape and landscape of this area, as it would change the historic and low density character of this area of the village and would result in the encroachment of the built area into the enclosed farmland that provides a transition between the village and its surroundings.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part – it should be possible to partly mitigate the noise issues and impacts on the townscape, landscape and settings of listed buildings and Conservation Area through careful design.</p>

**Infrastructure**

<p><b>Highways access?</b></p>	<p>Current uncertainties regarding the A14 make those sites heavily reliant on the A14 the most difficult to assess. As it currently stands the A14 corridor cannot accommodate any significant additional levels of new development. Currently proposed minor improvements to the A14 corridor in the short term (within 2 years) are expected to release a very limited amount of capacity, but precise nature of these improvements and, hence, the scale of the additional capacity has yet to be determined. A long term remedy to the A14 corridor is currently the subject of a strategic corridor study being conducted by the DfT, the aim of which is to identify one or more potential successor schemes for the withdrawn Ellington to Fen Ditton scheme.</p> <p>Regarding sites in Fen Drayton / Over / Swavesey area (estimated capacity approximately 2,981 dwellings on 22 sites) the Highways Agency comment that 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. The site appears to have an access to the High Street.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on the existing electricity network.</li> <li>• Mains water – the site falls within the 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 the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Fen Drayton is already served by gas 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</li> </ul>

	<p>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. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.</p>
<b>Drainage measures?</b>	No Flood Risk Assessment has been provided.
<b>School capacity?</b>	<p>Fen Drayton has one primary school with a PAN of 12 children and school capacity of 84 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 3 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 10+ dwellings could generate a need for early years places, a maximum of 4 primary school places and 3 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors surgery in Fen Drayton, however, Swavesey Surgery and Sycamore Cottage (Fenstanton) are both 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>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	0.66 ha
<b>Site capacity</b>	20 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>	The site is owned by a single landowner.
<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>	<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>	Fen Drayton
<b>Site name / address</b>	Land adjacent to 35 Cootes Lane, Fen Drayton
<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
<b>Site area (hectares)</b>	0.45 hectares
<b>Site Number</b>	217
<b>Site description &amp; context</b>	<p>The site is located on the south-western edge of Fen Drayton within the former Land Settlement Association estate. The site adjoins existing modern residential development to the east, the primary school and village hall to the north, and former smallholdings including glasshouses, buildings and open pasture to the west and south.</p> <p>The site is overgrown pasture and a former piggery and was part of the Land Settlement Association estate until the 1980s.</p>
<b>Current or last use of the site</b>	The site is a former smallholding that was last used 20 years ago.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated for a non-residential use in the current development plan?</b>	The site is within the Fen Drayton Former Land Settlement Association Estate policy area that allows the reuse or redevelopment of buildings no longer needed for agricultural purposes for ground-breaking and experimental forms of sustainable living.
<b>Planning history</b>	<p>The Inspector examining the Local Plan 2003 concluded that the site has certain advantages due to its position adjoining existing residential development, the school and other facilities, however development of the site would result in an extension of the built up area into the countryside, and there is no justification for this based on present circumstances.</p> <p>S/1733/86, S/1402/87 and S/1420/88 (residential development) – all three planning applications were refused for a number of reasons including:</p>

	<ul style="list-style-type: none"> <li>the site is located outside of the development framework;</li> <li>development of this land would lead to the loss of good quality agricultural land;</li> <li>the proposed road junction is sited in close proximity to the entrance to Fen Drayton Primary School and the additional vehicular movements likely to be generated would adversely affect the safety of road users in the vicinity of the Primary School entrance; and</li> <li>the length of the road frontage is insufficient to allow adequate junction spacing between the estate road and Vermuyden Way.</li> </ul>
<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 – the site is within a sand and gravel safeguarding area.</li> </ul>
<b>Tier 1 conclusion:</b>	The site is a former smallholding located on the south-western edge of Fen Drayton and adjoins existing residential development to the east, the primary school and village hall to the north, and other former smallholdings to the west and south. The site is within the Fen Drayton Former Land Settlement Association Estate where there are special policy considerations regarding development detailed within an adopted Supplementary Planning Document for this area. The site falls within an area safeguarded for sand and gravel extraction.
<b>Does the site warrant further assessment?</b>	Yes.

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site – the site is located on the western side of the historic village core. Cropmarks to the south show the location of enclosures and field boundary ditches of probable Roman date. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental</b>	<ul style="list-style-type: none"> <li>Biodiversity features (fenlands) – these landscapes support</li> </ul>

<p><b>and wildlife designations and considerations?</b></p>	<p>species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade – the site is grade 1 agricultural land.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <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 – 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 development 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 through a combination of appropriate distance separation, commercial shielding, noise berms / barriers, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). 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. Some old greenhouses to the south but no obvious / apparent noise related issues, therefore no objection in principle.</li> <li>• Topography issues – the site is fairly level, however it is lower than the road.</li> <li>• Utility services – utility wires cross the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Fen Drayton as being situated in the fen edge region on the edge of the River Ouse flood plain. The southern and western edges of the village are characterised by open arable landscapes including the former Land Settlement Association (LSA) estate formed of glasshouses and open pasture. The former LSA estate and the road side hedges and trees at the edges of the village effectively hide the western edge of the village. The former LSA estate is not particularly visually attractive; however it is a unique “landscape” associated with</p>

	<p>Fen Drayton. The linear development within the former LSA estate is part of the local setting of the village and the juxtaposition of greenhouses, horticultural buildings, pastures and isolated dwellings creates an enclosed and small-scale landscape. The village hall, school and surrounding open space and the lower density housing development along Park Lane provide a more open western edge to the village and an effective transition between the village and the former LSA estate. The sensitive materials and design of the 1980s housing estate create an attractive edge to the village.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area, as it would change the agricultural character of this area of the village and would result in the encroachment of the built area into the countryside and small-scale landscape created by the former LSA estate.</p>
<b>Can any issues be mitigated?</b>	In part – it should be possible to mitigate the noise issues and impact on the townscape and landscape through careful design.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Current uncertainties regarding the A14 make those sites heavily reliant on the A14 the most difficult to assess. As it currently stands the A14 corridor cannot accommodate any significant additional levels of new development. Currently proposed minor improvements to the A14 corridor in the short term (within 2 years) are expected to release a very limited amount of capacity, but precise nature of these improvements and, hence, the scale of the additional capacity has yet to be determined. A long term remedy to the A14 corridor is currently the subject of a strategic corridor study being conducted by the DfT, the aim of which is to identify one or more potential successor schemes for the withdrawn Ellington to Fen Ditton scheme.</p> <p>Regarding sites in Fen Drayton / Over / Swavesey area (estimated capacity approximately 2,981 dwellings on 22 sites) the Highways Agency comment that 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 Cootes Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle</p>

	subject to detailed design.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on the existing electricity network.</li> <li>• Mains water – the site falls within the 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 the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Fen Drayton is already served by gas 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 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. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.</li> </ul>
<b>Drainage measures?</b>	No Flood Risk Assessment has been provided.
<b>School capacity?</b>	<p>Fen Drayton has one primary school with a PAN of 12 children and school capacity of 84 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 3 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 10+ dwellings could generate a need for early years places, a maximum of 5 primary school places and 4 secondary school places.</p>

	After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
<b>Health facilities capacity?</b>	There is no doctors' surgery in Fen Drayton, however, Swavesey Surgery and Sycamore Cottage (Fenstanton) are both 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>
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<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 0.34 ha)
<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.

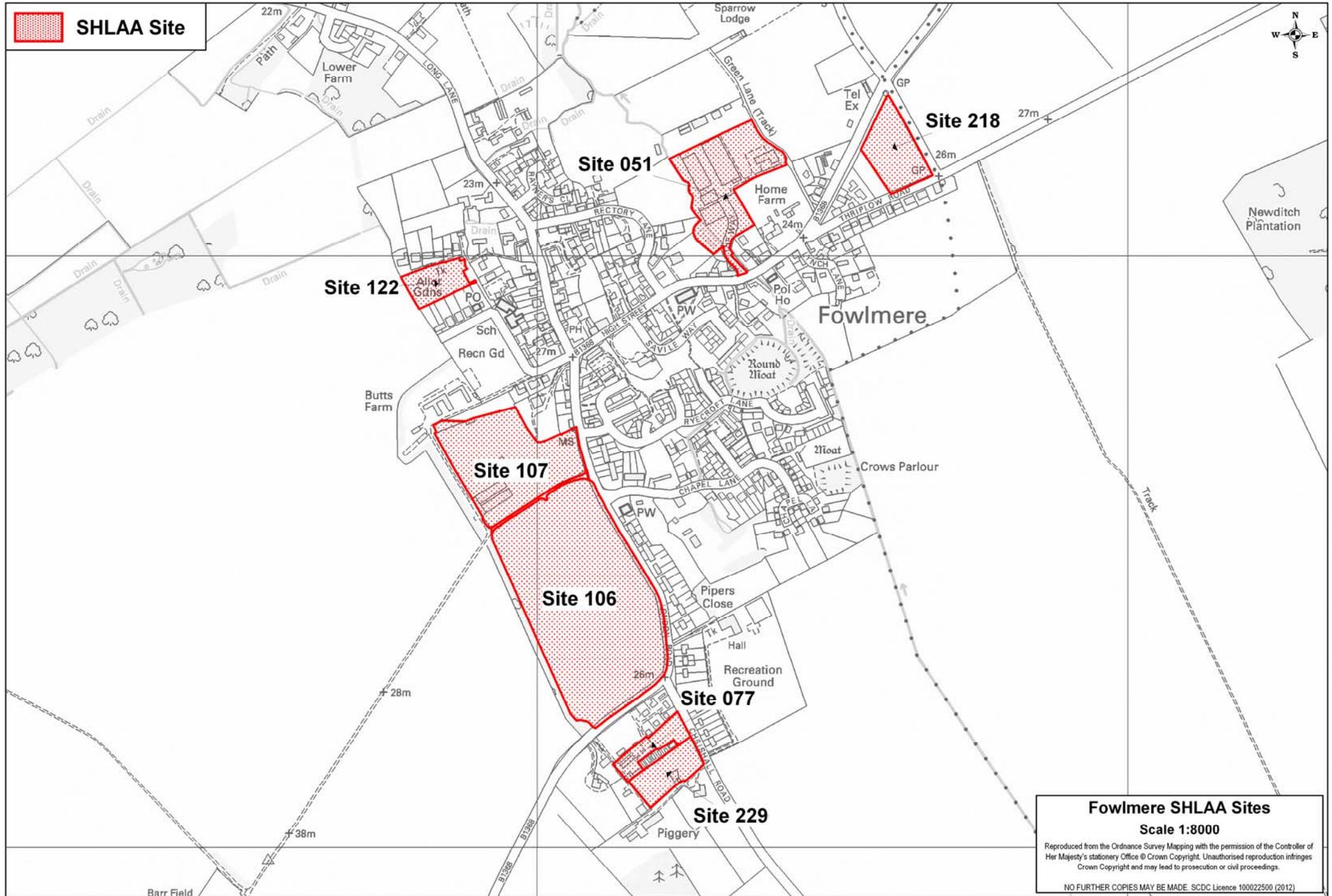
<b>Availability</b>	
<b>Is the land in single ownership?</b>	No.
<b>Site ownership status?</b>	The site is owned by multiple landowners.
<b>Legal constraints?</b>	There are no known legal constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed.
<b>When would the site 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>	<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.



**SHLAA Site**



**Fowlmere SHLAA Sites**

**Scale 1:8000**

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

<b>Location</b>	Fowlmere
<b>Site name / address</b>	Manufacturing site and Turnbrook
<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>	62 dwellings with public open space
<b>Site area (hectares)</b>	2.22ha
<b>Site Number</b>	051
<b>Site description &amp; context</b>	<p>The site is on the northern edge of Fowlmere to the east of the stream flowing through the village. There is farmland to the north, west and east of the site and residential to the southwest linking to the High Street. There are some allotments adjoining the southeast boundary of the site. There is a track that follows the eastern boundary called Green Lane – this starts at the High Street and continues northwards.</p> <p>The site is 'L' shaped and comprises of five industrial buildings with associated hard standing for car parking etc. There is an access road from the site to the High Street.</p>
<b>Current or last use of the site</b>	Manufacturing
<b>Is the site Previously Developed Land?</b>	Yes
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>Planning applications</p> <p>There have been a number of applications refused for housing on land in The Nurseries and The Poplars, which includes part of the southern end of the site in the 1960s and 70s. (S/0640/75</p>

	;SC/69/326)
<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>	Flood Zone – The western half of the site is in flood zone 3. The northwest corner of the site is in flood zone 2.
<b>Tier 1 conclusion:</b>	<p>The site is on the northern edge of Fowlmere to the east of the stream flowing through the village. The western half of the site is in flood zone 3 and therefore not suitable for housing</p> <p>There is farmland to the north, west and east of the site and residential to the southwest linking to the High Street. There are some allotments adjoining the southeast boundary of the site.</p> <p>The 'L' shaped site comprises of five industrial buildings with associated hard standing for car parking etc. Development of this site would result in the loss of employment land within Fowlmere.</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 boundary of the Fowlmere conservation area follows the western boundary of the site.</li> <li>• Listed Buildings – The Old Rectory – a grade II listed building is to the south west of the site – its grounds are adjacent to the site's boundary.</li> <li>• Non-statutory archaeological site - Located on the north side of the historic village core, and north of the nationally important Round Moat (SAM 24430). Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – There are protected trees within the grounds of the Old Rectory adjacent to the boundary of the site.</li> </ul>

<p><b>designations and considerations?</b></p>	<p>Along the western boundary of the site there are groups of protected trees following the line of the stream.</p> <ul style="list-style-type: none"> <li>• Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Industrial use, requires assessment, can be conditioned</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise - No obvious noise related issues, therefore no objection in principle. This site has historical industrial e.g. Welding Alloys Ltd and associated commercial parking / deliveries. Allocating this site for residential would be positive and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well-being- fully support.</li> <li>• Flooding and drainage issues - West half of site in flood zone 2/3</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream, which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is on the northern edge of Fowlmere and is identified in the SCVCS as industrial buildings and car parking forming a harsh edge to the village. On the eastern side of the site is Green Lane a track that has trees along it. Approaching the village from Cambridge Road the buildings are hidden amongst these trees. This wood enclosed setting to the village from approach roads is a key attribute listed by the SCVCS.</p>

	<p>The site projects out into open countryside with farmland on three sides of it. The western boundary adjoins the stream that flows through the village and is densely wooded. The industrial buildings are well screened from this aspect and therefore the parts of the village that look eastwards towards the site see trees with only a glimpse of industrial buildings.</p> <p>The access road from the High Street – The Way - has a few residential properties along it, which are set in mature gardens. Home Farm is a large property set in grounds to the south of the site, which has allotments directly adjoining the site. The flat nature of the terrain and the presence of trees within the gardens of these properties means that the industrial site cannot be viewed from the High Street.</p> <p>Development of this site would have a neutral effect on the landscape setting of the village because the current industrial use project out from the village into the open countryside and are from some aspects of the village screened by trees and if these buildings and parking areas were replaced with residential through good design the impact of this housing development could be mitigated.</p>
<b>Can any issues be mitigated?</b>	Yes

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</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 Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul> <p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. Development requiring an increase in capacity of the zone will</p>

	<p>require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	<p>The promoters have provided the following information regarding flooding -</p> <p>A small part of the site is located within a flood zone 3 area, as defined in the Council's Strategic Flood Risk Assessment (SFRA), however the SFRA is not based on a flow hydrograph. A site specific FRA based on a flow hydrograph might establish that the site is not susceptible to flooding (as concluded in the FRAs prepared in support of planning applications on two adjoining sites to the south – App Ref S/1226/11 and S/1223/11.)</p>
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, 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 no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 62 dwellings could generate a need for early years places and a maximum of 22 primary school places and 16 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance)</p> <p>The Surgery, Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information –</p> <p>20% of the land will provide strategic infrastructure including public open space(s) and roads.</p> <p>More affordable and diverse range of housing to help alleviate housing pressures and contribute to a balanced housing market in Fowlmere.</p>

	<p>Locating new development in a well connected location that benefits from strategic transport corridors of the A505 and M11, as well as being in close proximity to the Cambridge to London Kings Cross railway line, providing excellent links to Cambridge, north Hertfordshire and London; linking people to jobs, schools, health and other services.</p> <p>It will assist regeneration by encouraging the redevelopment of previously developed land, makes best use of existing infrastructure, and allow new development to be integrated within the existing settlement pattern.</p> <p>Erecting buildings with smaller footprints, providing gardens and changing the commercial layout of the site represents an opportunity to create a softer edge to the village.</p> <p>Removing the existing large and bland manufacturing buildings and replacing them with dwellings represents an opportunity to enhance the character and appearance of the site, which is important as it adjoins the Fowlmere Conservation Area.</p> <p>Changing the use of the site from manufacturing to residential will reduce the amount of heavy goods vehicles on the roads within and through the village.</p> <p>Providing landscaped areas will create landscape and habitat links across the development embedding the scheme into the local landscape and provide opportunities for creative and structured play.</p> <p>The extent of the Green Belt to the north –east and east of Fowlmere will be safeguarded and its special qualities and characteristics will be preserved.</p>
<b>Can issues be mitigated?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	0.75ha
<b>Site capacity</b>	22
<b>Density</b>	30dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	1. Welding Alloys Ltd 2. Individual landowner
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed but there has been interest 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 as there is an existing use on the site.</li> <li>• The site could become available 2016-21</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 2016-21</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	-
<b>Are there any cost factors that would significantly affect deliverability?</b>	Planning obligations.
<b>Could issues identified be overcome?</b>	Should be negotiated.
<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</p>

	<p>housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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<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>	Fowlmere
<b>Site name / address</b>	Appleacre Park London Road
<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>	Construction of 12-15 new park homes, as extension to existing park home site
<b>Site area (hectares)</b>	0.46ha
<b>Site Number</b>	077
<b>Site description &amp; context</b>	<p>The site is on the southern edge of Fowlmere to the west of Chrishall Road. On the opposite side of this road is housing. There is an estate of Park homes north east of the site with a grassy field adjoining this, which is part of the Appleacre Park for caravans and tents. To the south is a scrubland. There are a number of large houses set in grounds to the south and west of the site.</p> <p>The site comprises some dis-used agricultural buildings on the western part of the site along with hard standing. The eastern section is grass used for pitches for caravans. Along the southern boundary there are a number of buildings used by the caravan park for washing facilities and shower/ toilet blocks.</p>
<b>Current or last use of the site</b>	<p>Redundant agricultural buildings, pitches for 5 caravans or tents and places for 20 stored caravans.</p> <p>Redundant buildings part of poultry farm last used in late 1970's.</p>
<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</b>	Local Plan 2004

<b>history</b>	<p>The inspector considered this site in his 2002 report and stated - <i>'The objection site consists of a small number of houses together with a caravan site set among low rural buildings and heavy screen planting. The village framework includes the end of a ribbon of housing on the opposite side of Chishill Road but this is at the extremity of the built-up area. The site is otherwise surrounded by land with a strong rural character and I see no case for providing a policy that would facilitate permanent development on this prominent corner site.'</i></p> <p>Planning applications  An application for an additional six plots at the caravan plot with the construction of a permanent access road was refused in 2006 and refused at appeal.(S/1639/06/F) The inspector in dismissed this appeal and in his decision notice he noted that Appleacre Park is a block of land far from the village centre and separated from the well established ribbon development of housing on the opposite side of Chrishall Road which is within the development framework of Fowlmere. <i>' Consequently in my view it does not, either visually or functionally, form a logical part of the settlement and therefore the proposals do not constitute infilling within it. ...Further residential therefore would constitute an encroachment into the open countryside beyond the settlement boundary which the development plan seeks to resist. '</i> The appellants had claimed that the proposal would meet the needs for affordable or low cost housing and the inspector rejected this in policy terms. He considered that the proposal <i>' would have an altogether more cluttered and developed appearance reduce considerably the open rural character of the site. In this respect the character and impact of proposed development would have more in common with a small residential estate than with the present leisure uses of the site and would be harmful to the rural character of the surroundings.'</i></p> <p>An application for housing on the site was refused in 1964.(C/64/116)</p>
<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</b>	No

<b>unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	<p>The site is located on the southern edge of Fowlmere with residential to the east on Chrishall Road and large houses set in grounds to the west. There is an estate of Park Homes to the north along with a grassy area used by the Appleacre Park for caravans and tents.</p> <p>The site has within it some dis-used agricultural buildings with hardstanding in the western part and the rest is a grass park with pitches for caravans and tents and associated facilities.</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 - Cropmarks to the west identify the location of enclosures of probable late prehistoric or Roman date. 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>• Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of grade 2</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Land contamination – No issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise - No obvious / apparent significant noise related issues, therefore no objection in principle.</li> </ul>
<b>Townscape and</b>	The South Cambridgeshire Village Capacity Study (SCVCS)

<p><b>landscape impact?</b></p>	<p>describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is located on the southern edge of the village and has a fence along the eastern boundary with Chrishall Road, which means that there are clear views into the site. The boundary edge to the north of this site is a dense hedgerow with trees. The housing on the opposite side of this road is linear in form and has clear open views into the site. This linear development along the approaches to the village is identified in the SCVCS as being a key attribute. Hedgerows further south along the road screen views of the caravan park.</p> <p>The character of the land on the west side of the road, which includes the caravan park, is different from the linear housing to the east.</p> <p>The tall dense hedge of evergreen trees that is growing along the boundary of the caravan park with London Road means that there are no views into the site from this direction and there are limited views from the Park Homes estate since there are mature trees within the gardens.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located on London Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</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 Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul>

	<p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated 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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, 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 no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance)</p> <p>The Surgery, Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information –</p> <p>Role of Park Homes – residential mobile homes – affordable low rise living. Low cost market housing – Suitable for the elderly Proposal is in sustainable location. Role of park homes recognised by current Government – affordable alternative to mainstream housing. SHMA for Cambridgeshire recognises role too.</p>
<b>Can issues be mitigated?</b>	In Part

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (area if unconstrained 0.35ha)
<b>Site capacity</b>	10
<b>Density</b>	30dph

#### Potential Suitability

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

<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Four joint individual owners
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	No
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>The site is available immediately.</li> </ul>

#### Achievability

<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>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No

<b>Could issues identified be overcome?</b>	N/a
<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.

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

<b>Location</b>	Fowlmere
<b>Site name / address</b>	Land north of London Road
<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>	225 dwellings with public open space
<b>Site area (hectares)</b>	7.6ha
<b>Site Number</b>	106
<b>Site description &amp; context</b>	The site is on the western edge of Fowlmere, west of the London Road. There is housing to the east and south. There is a field to the north and open rolling countryside to the west of the site.  The site is an arable field
<b>Current or last use of the site</b>	Agricultural use
<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>	Local Plan 2004 Considered by the inspector as part of a much larger site. He stated the following (para 29. 13-29.14) –  <i>‘ This site of 3.22ha was once a temporary WW2 military camp. Most of the buildings were demolished before 1960 but a few small buildings remain, and photographic evidence of recent excavations shows that the footings and/or foundations of many others are still in place. In addition there are two larger buildings formerly used as poultry sheds but now redundant. The objectors see this as</i>

	<p><i>previously developed land (PDL) under the terms of Annex C of PPG3 and suggest its allocation for residential development including affordable housing and a shop.</i></p> <p><i>Despite the apparent brownfield nature of this land I do not support its allocation. I have found no outstanding need during the remainder of the plan period to allocate land in settlements with the general sustainability credentials of Group Villages, save in the case of a small number of exceptional sites. ‘</i></p> <p>Local Plan 1993 The inspector as part of a larger site considered this site. The inspector did not support the allocation of the whole site for housing because the scale of the development was too great. Fowlmere was located within an area of constraint at that time where it had been recognised that new houses would more likely be occupied by commuters than by those working in the area. He did not think Fowlmere should be re-designated as a growth settlement. He stated that ‘ <i>No firm evidence has been submitted of a scale of need for low cost housing in the village which I consider would justify the allocation of additional sites...’</i></p> <p>Planning Application In 1989 an application for residential use of the site was refused because the site was outside of the built up area of the village.(S/1653/89/O)</p>
<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>	No
<b>Tier 1 conclusion:</b>	<p>The site is on the western edge of Fowlmere, west of the London Road. There is housing to the east and south. There is a field to the north and open rolling countryside to the west of the site.</p> <p>The site is an arable field</p>
<b>Does the site warrant further</b>	Yes

assessment?	
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**Tier 2: Significant Local Considerations**

**Designations and Constraints**

<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - The site is located on the southern side of the historic village core. Cropmarked to the south west also indicate the presence of enclosures of probable prehistoric or Roman date. Further information would be necessary in advance of any planning application for this site.</li> <li>• Listed buildings – the United Reform church is to the east of the site and is grade II listed. Development of the site would impact its setting since the building overlooks the site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders - There is a group of trees protected in the northeast corner of the site.</li> <li>• Important Countryside Frontage – the eastern boundary with London Road has a ICF for its entire length and it extends northwards along the road as it adjoins the neighbouring field.</li> <li>• Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of grade 2</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Land contamination – no issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise: Generation Off-site - No obvious / apparent noise related issues, therefore 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 (SCVCS) 1998 describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is on the western boundary of Fowlmere. It is recognised in the SCVCS as farmland, which stretches up to the eastern side of the London Road creating a countryside frontage. There is a well-established hedgerow along the entire length of this boundary. The housing fronting onto the east side of the road is linear in form and has clear views across the site and beyond towards a wooded hedgerow on the horizon. This linear development along an approach road to the village is listed as a key attribute in the SCVCS and the London Road is a good example.</p> <p>On the south-eastern edge of the site there is no hedge so there are clear open views across the site with only glimpses of houses within the village through trees. Further along this southern edge there is the occasional tree in a spare hedgerow which partly screens views into the site. The views southward from site are blocked by the high dense hedge that has been grown along the opposite side of the London Road.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located on London Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within</li> </ul>

	<p>which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers.</p> <p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated 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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, 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 no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 225 dwellings could generate a need for early years places and a maximum of 79 primary school places and 56 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>Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance)</p> <p>The Surgery , Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information –</p> <p>It is considered that outdoor recreation would be incorporated into any residential development proposals to ensure sufficient open space is provided.</p> <p>Residential development of the site could provide benefits including affordable housing and open space/recreation provision. It is understood that affordable housing is needed within the village and as such the site could make a valuable contribution towards providing</p>

	affordable housing for the community. Any additional opportunities and benefits could be explored through the plan making process.
<b>Can issues be mitigated?</b>	In Part

<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 5.70ha)
<b>Site capacity</b>	171
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Sheldrick farming.
<b>Legal constraints?</b>	There are no legal or ownership constraints associated to the site.
<b>Is there market interest in the site?</b>	At this stage, the site is not on the open market. It is understood that there would be developer interest for housing sites in this location.
<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>	The promoters do not consider there to be any constraints operating on the site that withhold it from being developed. Accordingly it is considered that the site has no significant constraint to prevent its development for residential use.
<b>Are there any</b>	The promoters do not consider there to be any constraints operating

<b>cost factors that would significantly affect deliverability?</b>	on the site that withhold it from being developed. Accordingly it is considered that the site has no significant constraint to prevent its development for residential use.
<b>Could issues identified be overcome?</b>	N/a
<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

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

<b>Location</b>	Fowlmere
<b>Site name / address</b>	Land west of High Street
<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>	93 dwellings with public open space
<b>Site area (hectares)</b>	3.01ha
<b>Site Number</b>	107
<b>Site description &amp; context</b>	<p>The site is on the western edge of Fowlmere west of the London Road. A wall forms this boundary with the road. To the north and east is residential and to the north west the Butt Farm Business units. To the west and south is open countryside.</p> <p>The site is a green field with two disused agricultural buildings in the southwest corner of the site.</p> <p>The site is adjacent to Site 106.</p>
<b>Current or last use of the site</b>	<p>Storage barns and vacant land.</p> <p>Agricultural related activity, former poultry sheds now not in use – ceased use approximately 7 years ago.</p>
<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>Local Plan 2004</p> <p>Considered by the inspector as part of a much larger site. He stated the following (para 29. 13-29.14) –</p>

	<p><i>‘ This site of 3.22ha was once a temporary WW2 military camp. Most of the buildings were demolished before 1960 but a few small buildings remain, and photographic evidence of recent excavations shows that the footings and/or foundations of many others are still in place. In addition there are two larger buildings formerly used as poultry sheds but now redundant. The objectors see this as previously developed land (PDL) under the terms of Annex C of PPG3 and suggest its allocation for residential development including affordable housing and a shop.</i></p> <p><i>Despite the apparent brownfield nature of this land I do not support its allocation. I have found no outstanding need during the remainder of the plan period to allocate land in settlements with the general sustainability credentials of Group Villages, save in the case of a small number of exceptional sites. ‘</i></p> <p>Local Plan 1993</p> <p>The inspector as part of a larger site considered this site. The inspector did not support the allocation of the whole site for housing because the scale of the development was too great. Fowlmere was located within an area of constraint at that time where it had been recognised that new houses would more likely be occupied by commuters than by those working in the area. He did not think Fowlmere should be re-designated as a growth settlement. He stated that <i>‘ No firm evidence has been submitted of a scale of need for low cost housing in the village which I consider would justify the allocation of additional sites.....’</i></p> <p>Planning Application</p> <p>Two applications were refused in 2000 for the change of use of the agricultural buildings on the site. The one for change to an office use was refused because of the likely traffic generation from the site and change to the character of the building. The application for warehousing (B8) was refused because of the impact of traffic from the site and the lack of on-site parking in the scheme. (S/1533/00/F)</p> <p>In 1989 an application for residential use of the site was refused because the site was outside of the built up area of the village.(S/1653/89/O)</p>
<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</b>	No

<b>considerations that have the potential to make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	<p>The site is on the western edge of Fowlmere west of the London Road. To the north and east is residential and to the northwest the Butt Farm Business units. To the west and south is open countryside.</p> <p>The site is a green field with two disused agricultural buildings in the southwest corner of 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>• Non-statutory archaeological site - The site is located on the south western side of the historic village core. There is also evidence for prehistoric or Roman settlement 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>• Tree Preservation Orders – there are protected groups of trees surrounding the site – all elms. Further protected trees are adjacent to the southern boundary near to the London Road within the next field. Within the field are two protected horse chestnut trees – one located in the middle of the site</li> <li>• Important Countryside Frontage – the eastern boundary adjacent to the London Road has an ICF running along it and extending southwards along the road frontage.</li> <li>• Protected Village Amenity Area – to the north of the site is the recreation ground for the village which is a PVAA</li> <li>• Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and</li> </ul>

	<p>typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm buildings in west, requires assessment, can be conditioned</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise: Industrial / Commercial</li> </ul> <p>The North of site is adjacent to The Butts Business Centre comprised of various industrial / commercial units e.g. Cambridge Steel Structures Limited, Unit 2, The Butts Business Centre involved in steel fabrication. Noise from activities, refrigeration plant and vehicular 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.</p> <p>It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</p> <p>Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking a noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.</p>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream, which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p>

	<p>The site is located on the western edge of the village and is surrounded by protected trees. The parkland grounds of Manor House adjoin the northeast corner of the site. The SCVCS identified the combination of these grounds and the enclosed field as creating a soft edge to the village.</p> <p>The countryside frontage to village streets such as London Road is listed as one of the key attributes of Fowlmere in the SCVCS. A wall marks the western boundary with London Road. The view from the London Road westward across the site is screened by trees towards the open rolling countryside beyond. Development of this site would impact on this view.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located on to the High Street 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 Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul> <p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated 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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any</li> </ul>

	mitigation required.
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, 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 no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 93 dwellings could generate a need for early years places and a maximum of 33 primary school places and 23 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>Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance)</p> <p>The Surgery, Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information –</p> <p>It is considered that outdoor recreation would be incorporated into any residential development proposals to ensure sufficient open space is provided.</p> <p>Residential development of the site could provide benefits including affordable housing and open space/recreation provision. It is understood that affordable housing is needed within the village and as such the site could make a valuable contribution towards providing affordable housing for the community. Any additional opportunities and benefits could be explored through the plan making process.</p>
<b>Can issues be mitigated?</b>	Yes

### Tier 3: Site Specific Factors

Capacity	
<b>Developable area</b>	None (area if unconstrained 2.26ha)
<b>Site capacity</b>	68
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Sheldrick Farming
<b>Legal constraints?</b>	There are no ownership constraints that prevent this land being suitable for residential development.
<b>Is there market interest in the site?</b>	At this stage, the site is not on the open market. It is understood that there would be developer interest for housing sites in this location.
<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>	The promoters do not consider there to be any constraints operating on the site that withhold it from being developed. Accordingly it is considered that the site has no significant constraint to prevent its development for residential use.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoters do not consider there to be any constraints operating on the site that withhold it from being developed. Accordingly it is considered that the site has no significant constraint to prevent its development for residential use.
<b>Could issues identified be overcome?</b>	N/a
<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</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 do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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<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>	Fowlmere
<b>Site name / address</b>	Land at Top Close
<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>	0.58ha
<b>Site Number</b>	122
<b>Site description &amp; context</b>	<p>The site is on the western edge of Fowlmere. With residential properties to the south and north. The eastern boundary is formed by a track that leads northwards to the houses in Top Close. Fowlmere Primary School is located to the south east of the site on Butt Lane. To the west the site is adjacent to open countryside.</p> <p>The site is former allotment land. Part of the site is used by the nearby primary school as a car park for school staff.</p>
<b>Current or last use of the site</b>	<p>Largely unused apart from a car park for school staff – to be retained</p> <p>Had been used for allotments some years ago.</p>
<b>Is the site Previously Developed Land?</b>	<p>Parking area – pdl</p> <p>Rest not</p>
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>Local Plan 2004</p> <p>The inspector considered this site in his 2002 report and did not support its allocation for residential development seeing it as a mainly greenfield site.</p> <p>LP 1993</p>

	The inspector considered this site and observed that this site is 'more of an incursion of the countryside into the village than an integral part' of Fowlmere but considered it unrealistic to allocate the land for development in the absence of any apparent way of improving the access.
<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. <ul style="list-style-type: none"> <li>•</li> </ul>
<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>	<p>The site is on the western edge of Fowlmere. With residential properties to the south and north. The eastern boundary is formed by a track that runs northward to Top Close .To the west the site is adjacent to open countryside.</p> <p>The site is former allotment land. Part of the site is used by the nearby primary school as a car park for school staff.</p>
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – Fowlmere Primary School, which is located on Butt Lane, some 90 metres south of the site is grade II listed.</li> <li>• Non-statutory archaeological site - The site is located on the west side of the historic village core. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – A grouping of trees in listed in the garden of the property at the west end of Top Close. This is adjacent to the north west corner of the site.</li> </ul>

<p><b>considerations?</b></p>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a track forms part the eastern boundary of the site.</li> <li>• Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – No issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise - No obvious / apparent significant noise related issues, therefore no objection in principle.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream, which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is on the western edge of Fowlmere and was formerly used for allotments. There are houses overlooking the site from the north in Top Close and to the south the properties in Westfield Road have long mature garden that back onto the site. The SCVCS identified this combination of mature garden and allotments as creating a soft edge to the village.</p> <p>Development of this site would have a significant adverse impact on the landscape setting of the village because the site creates a soft edge to the village and enhances the landscape setting of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</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 Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated 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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, 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 no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 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. The site lies in close proximity to the Fowlmere Primary School and could potentially provide additional</p>

	playing fields for that school if it were to be acceptable to expand that school on its existing site.
<b>Health facilities capacity?</b>	Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance) The Surgery , Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.
<b>Any other issues?</b>	The promoter has provided the following information –  Access issues and ownership of road to be fully investigated / resolved.  All County Council receipts benefit the people of Cambridgeshire.
<b>Can issues be mitigated?</b>	In Part

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 0.52ha)
<b>Site capacity</b>	16
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	1. Cambridgeshire County Council 2. Sheldrick Trust
<b>Legal constraints?</b>	No
<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 2011-16</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	No - high value area so likely to be viable.
<b>Are there any cost factors that would significantly affect deliverability?</b>	No - high value area so likely to be viable.
<b>Could issues identified be overcome?</b>	N/a
<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

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

<b>Location</b>	Fowlmere
<b>Site name / address</b>	Land at Triangle Farm, land between Thriplow Road, Cambridge Road and Fowlmere Road.
<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>	Up to 45 dwellings with public open space
<b>Site area (hectares)</b>	1.03ha
<b>Site Number</b>	218
<b>Site description &amp; context</b>	The site is on the eastern edge of Fowlmere. It is an almost triangular green field that is bounded on three sides by roads – Cambridge Road/ Thriplow Road and Fowlmere Road. There is a high hedge on all these three sides. The fourth side is adjacent to a affordable housing scheme that has been allowed as an exception site.
<b>Current or last use of the site</b>	Agricultural land
<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 2006 Objection site 26 The same site was promoted for residential development and rejected by the inspector.  Local Plan 2004 The inspector in his report stated 'This is a hedge-lined field bordered by 3 roads at the eastern end of the village. Allocation of this green field site for residential development would result in a clear extension of the village into its rural surroundings, for which there is no need.'

<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>	No
<b>Tier 1 conclusion:</b>	The site is on the eastern edge of Fowlmere. It is an almost triangular green field that is bounded on three sides by roads – Cambridge Road/ Thriplow Road and Fowlmere Road.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - The site is located on the east side of the historic village core. There is also evidence for probable prehistoric enclosures in the vicinity. Archaeological works could be secured by condition of planning permission.</li> <li>• Listed Building – to the south on the opposite side of the road to the site is a grade II listed building – Fieldhouse , Thriplow Rd. Adverse impact on setting of this building if site developed.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and</li> </ul>

	<p>typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of grade 2</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination – No issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise- No obvious / apparent significant noise related issues, therefore no objection in principle. Noise from road but can be mitigated by design and layout, which may influence density.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is located on the eastern edge of the village and is identified in the SCVCS study as an enclosed field. It has roads on three sides of it which all have high mature hedgerows with trees. Such fields are an important characteristic feature of the village creating a transition between the village and open countryside. The hedgerows screen wider views into the village.</p> <p>The study also identifies as a key attribute to the village the separation between Fowlmere and Thriplow and the site is on the Thriplow side of the village, part of the land that separates these villages.</p> <p>Development of this site would have a significant adverse impact on the landscape setting of the village because it is an enclosed field forming part of the transition to open countryside between Fowlmere and Thriplow.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections

	<p>both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located on to Cambridge/ Fowlmere / Thriplow Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>The promoter has provided the following additional information regarding access –</p> <p>The site had been assessed in detail by a Transport Consultant and it has been confirmed that a satisfactory vehicular access can be provided to both Cambridge Road and Thriplow Road.</p> <p>On Cambridge Road a 5m wide access to serve up to 50 dwellings, a 5.5m access thereafter can be provided with visibility splays of 2.4x215m to the north-east and 2.4x90 to the south west within highway land. Similar splays can also be provided on to Thriplow Road.</p> <p>A pavement would need to be provided to connect to the existing footway but it appears that this is feasible.</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 Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers.</li> </ul> <p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated 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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, 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 no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 secondary places taking</p>

	<p>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>	<p>Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance)</p> <p>The Surgery, Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.</p>
<b>Any other issues?</b>	<p>The promoter had provided the following additional information –</p> <p>The site is not perceived as an extension into open countryside as it is surrounded by roads on three sides and existing development on the remaining side.</p> <p>Development on the site would be well screened by reason of the existing mature hedges/trees along the road frontages.</p> <p>A topographical survey and access assessment by a Highway Engineer has indicated that adequate vehicular access could be achieved.</p> <p>The size of the site would facilitate the provision of on-site public open space provision.</p> <p>Part or all of the site could be made available for development according to need.</p>
<b>Can issues be mitigated?</b>	In part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 0.70ha)
<b>Site capacity</b>	21
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Mr R Wilkinson and Trustees
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	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 2011-16</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<b>Could issues identified be overcome?</b>	N/a
<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>
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<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>	Fowlmere
<b>Site name / address</b>	Land opposite 30 Pipers Close and between Appleacre Park Caravan Site and Lanacre
<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>	17-20 dwellings with public open space and potential for new orchard
<b>Site area (hectares)</b>	0.67ha
<b>Site Number</b>	229
<b>Site description &amp; context</b>	<p>The site is on the southern edge of Fowlmere to the east of Chrishall Road. On the opposite side of this road are houses. To the north of the site is Appleacre Park with pitches for caravans and tents with associated facilities. There are large houses set in grounds to the south and east of the site.</p> <p>The site is a field, which is sometimes used as an overflow of the caravan site.</p>
<b>Current or last use of the site</b>	Agricultural with occasional use as tents overflow from caravan site.
<b>Is the site Previously Developed Land?</b>	Yes / No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>Planning application</p> <p>An application for residential use of the land was refused in 1964.</p>
<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>	No
<b>Tier 1 conclusion:</b>	The site is on the southern edge of Fowlmere east of Chrishall Road. There is a caravan park to the north and residential uses to the south, east and west of the site. The site is a field sometimes used as an overflow for the caravan park.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Cropmarks to the west identify the location of enclosures of probable late prehistoric or Roman date. 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>• Tree Preservation Orders – there is a group of protected trees to the south east of the site along the road boundary of the adjoining land.</li> <li>• Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul>

	<ul style="list-style-type: none"> <li>• Agricultural land of grade 2</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Land contamination – no issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality</li> <li>• Noise - No obvious / apparent significant noise related issues, therefore no objection in principle.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) describes Fowlmere as being identifiable in the landscape by its trees, which screen most of the built up area from views from its approaches. It is situated in the southern Chalkland of South Cambridgeshire. The village has evolved by the side of a stream, which crosses a belt of open chalkland. There are a number of enclosed fields and paddocks around the edge of the village forming a transition between Fowlmere and the open chalkland landscape and further emphasising its wooded setting.</p> <p>The site is located on the southern edge of the village and has a hedge with trees along the eastern boundary with Chrishall Road. This partly screens views into and from the site. There is a low dividing hedge between this site and the caravan park to the north and this creates a large open green area. Area has a strong rural character.</p> <p>In contrast there is a very dense hedge boundary to the south of the site with the property called Lanacre and to the properties to the east of the site.</p> <p>The housing on the opposite side of Chrishall Road is linear in form and has clear open views into the site. This linear development along the approaches to the village is identified in the SCVCS as being a key attribute.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p>

	A junction located on Chrishall Road would be acceptable to the 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 - No significant impact on existing network</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated 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 – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton wastewater works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Fowlmere has one primary school with a PAN of 17 and school capacity of 119, 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 no surplus primary places in Fowlmere taking account of planned development in Fowlmere, and a large deficit of 109 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>	<p>Nearest - Orchard Surgery, New Road, Melbourn – limited capacity /no future plans. (2.4miles distance)</p> <p>The Surgery, Harston (3.11 miles distance) – no capacity / need extra space to meet Hauxton growth.</p>
<b>Any other issues?</b>	The promoter had provided the following additional information

	<p>The external space will support the proposed residential development offering public amenity and childrens play area.</p> <p>A range of house sizes have been included in the proposal to promote sustainable growth. Each dwelling will be designed to a minimum of Code for Sustainable Homes Level 4 utilizing green materials and renewable energies. If only 2 houses are allowed there can be the inclusion of a new orchard on the site of an historic orchard. A smaller orchard could be incorporated into a scheme with more houses.</p>
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 0.45ha)
<b>Site capacity</b>	14
<b>Density</b>	30dph

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

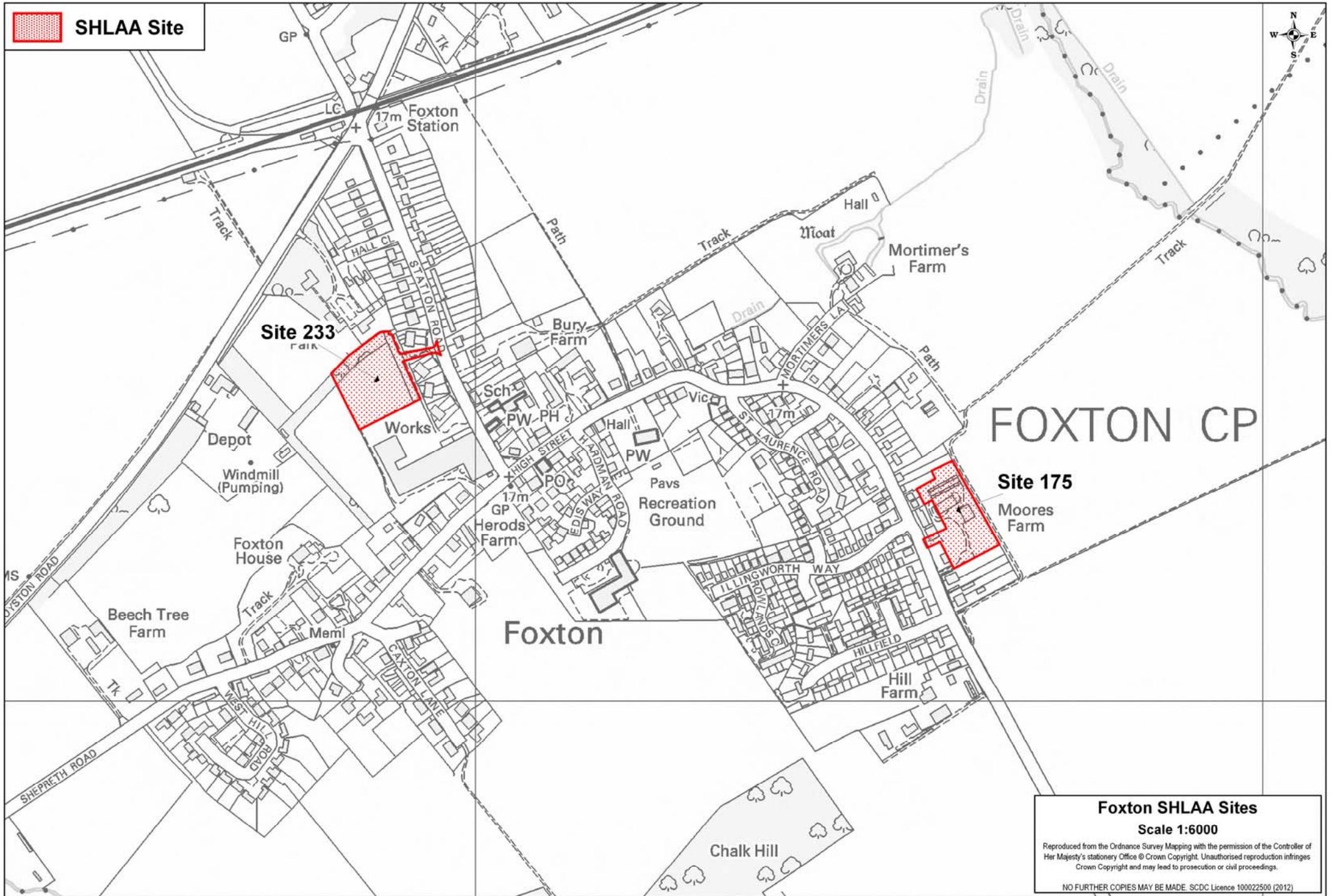
<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Two individual landowners.
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed but there has been interest in the site from a developer.
<b>When would the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

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

<b>development</b>	
<b>Are there any market factors that would significantly affect deliverability?</b>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<b>Could issues identified be overcome?</b>	N/a
<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



FOXTON CP

Foxton

Site 175  
Moors Farm

Site 233  
Works

**Foxton SHLAA Sites**  
**Scale 1:6000**  
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**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)**

**Site Assessment Proforma**

<b>Location</b>	Foxton
<b>Site name / address</b>	Moores Farm, Fowlmere Road, Foxton
<b>Category of site:</b>	A development within the existing village development framework boundary
<b>Description of promoter's proposal</b>	Residential development for 22 dwellings
<b>Site area (hectares)</b>	0.69
<b>Site Number</b>	175
<b>Site description &amp; context</b>	Backland site occupied by agricultural buildings and hardstandings behind bungalows to Fowlmere Road. Arable field to the east. Hedges with trees to boundaries. On the southeastern edge of the village.
<b>Current or last use of the site</b>	Agricultural buildings
<b>Is the site Previously Developed Land?</b>	Yes
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	2011, Planning permission approved (S/1029/10/F) for erection of 13 houses and 1 bungalow on the site with access to Fowlmere Road as proposed for the SHLAA site.
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

**Tier 1: Strategic Considerations**

<b>Green Belt</b>	The site is not within the Green Belt.
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<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>	Backland site occupied by agricultural buildings and hardstandings behind bungalows to Fowlmere Road. Arable field to the east. Hedges with trees to boundaries. On the southeastern edge of the village. Recent planning permission for residential development of the site. Not subject to strategic considerations which would 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>Listed Buildings - Minimal effect on setting of Listed Building at 22 Fowlmere Road (Grade II) due to curve of road and screening by existing buildings.</li> <li>Non-statutory archaeological site - Located on the eastern side of the historic village core. There is also evidence for Saxon burials to the south east. 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>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 Classification Grade 2</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Land contamination - Agricultural / farm buildings, requires assessment, can be conditioned</li> </ul>

<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Foxton as dominated by rolling chalkland hills and expansive arable fields to the south. To the north east the land rises to Rowley's Hill and to the south to West Hill and Chalk Hill. Approaches to the village are generally open. Most of the village retains its linear nature with development limited to a single depth of property on both sides of the High Street.</p> <p>The residential development of this site would replace existing agricultural buildings and hardstandings and would have a neutral impact on the townscape of Foxton.</p>
<b>Can any issues be mitigated?</b>	Yes

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on Fowlmere Road would be acceptable to the 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 - No significant impact on existing network</li> <li>• Mains water - This site falls within the Cambridge Water Company (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. CWC will allocate all spare on a first come first served basis, and any development requiring an increase in capacity will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Foxton is on the National Gas grid. National Grid have commented that smaller sites that are currently served by gas are very likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	Foxton has a primary school with a PAN of 17 and school capacity of 119, 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 44 surplus primary

	<p>places in Foxton taking account of planned development, 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 around 22 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 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>	There are no health care services in Foxton. Medical Practices exist in Melbourn with limited physical capacity to expand, and Harston with no physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	Yes. It should be possible to mitigate infrastructure, health and school impacts.
<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 net

<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>	Landowner. No known ownership constraints.
<b>Legal constraints?</b>	None known.
<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 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</p>

	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).
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<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>	Foxton
<b>Site name / address</b>	Land west of Station Road (north of Burlington Press), Foxton
<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>	20 dwellings with public open space
<b>Site area (hectares)</b>	0.84
<b>Site Number</b>	233
<b>Site description &amp; context</b>	Part of a large paddock with scattered trees. Tree belt to the north, residential to the east, car park and Burlington Press to the south. On the western edge of the village.
<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>	2005, planning application withdrawn (S/0813/OF/F) for conversion of print buildings into 8 dwellings and erection of 26 houses 1998, planning application refused (S/1476/98/F) for erection of 8 houses as outside village framework, inadequate vehicular access, poor residential amenity due to proximity to industry and risk to protected trees.
<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>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations – Site within Mineral safeguarding Area (sand and gravel)</li> </ul>
<b>Tier 1 conclusion:</b>	Part of a large paddock with scattered trees. Tree belt to the north, residential to the east, car park and Burlington Press to the south. On the western edge of the village.
<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 - Adverse effect on 18 &amp; 22 Station Road (Listed Grade II) due to intensification, embankment and the loss of trees and grassed setting of streetscape due to new access road.</li> <li>Non-statutory archaeological site - The site is located on the northern side of the historic village core. Evidence for prehistoric and Roman activity is known to the north and west. 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>Tree Preservation Orders - TPO on the eastern boundary and across the line of the proposed new vehicular entrance. Boundaries on the western edge are well treed and will need to be accommodated.</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</li> </ul>

	<p>or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <li>• Agricultural Land Classification Grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Commercial / industrial use, requires assessment, can be conditioned.</li> <li>• Noise issues - South of the site is bounded by Burlington Printing a 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.</li> </ul> <p>It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</p> <p>The site will be adjacent to existing play equipment and tennis courts at Villiers Park Educational Trust, Royston to the North. Potential for minor to moderate noise related issues.</p> <ul style="list-style-type: none"> <li>• Other environmental conditions - Tennis courts at Villiers Park Educational Trust and Burlington Press may have floodlighting and hours of use could cause a light nuisance. Requires assessment but could be mitigated offsite by s106 agreement.</li> <li>• Topography issues – Site is at a higher level than Station Road</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Foxton as dominated by rolling chalkland hills and expansive arable fields to the south. To the north east the land rises to Rowley’s Hill and to the south to West Hill and Chalk Hill. Approaches to the village are generally open. Most of the village retains its linear nature with development limited to a single depth of property on both sides of the High Street.</p> <p>This site forms part of an enclosed landscape on the western edge of the village being screened by tree belts to the north west and south west. The development of this site and the creation of the new access to Station Road would have an adverse effect on the</p>

	townscape character of Foxton by way of loss of linear character, detriment to the setting of Listed Buildings on Station Road and creation of an embanked access road.
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on Station Road would be acceptable to the 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 - No significant impact on existing network</li> <li>• Mains water – This site falls within the Cambridge Water Company (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. CWC will allocate all spare on a first come first served basis, and any development requiring an increase in capacity will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas- Foxton is on the National Gas grid. National Grid have commented that smaller sites that are currently served by gas are very likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Foxton has a primary school with a PAN of 17 and school capacity of 119, 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 44 surplus primary places in Foxton taking account of planned development, 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 around 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 only require an increase in school capacity in combination with other development sites. This may require the expansion of existing</p>

	schools and/or the provision of new schools.
<b>Health facilities capacity?</b>	There are no health care services in Foxton. Medical Practices exist in Melbourn with limited physical capacity to expand and Harston with no physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	In part. Utility and school impacts should be capable of mitigation.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.57 ha if unconstrained)
<b>Site capacity</b>	17 dwellings
<b>Density</b>	30 dph net

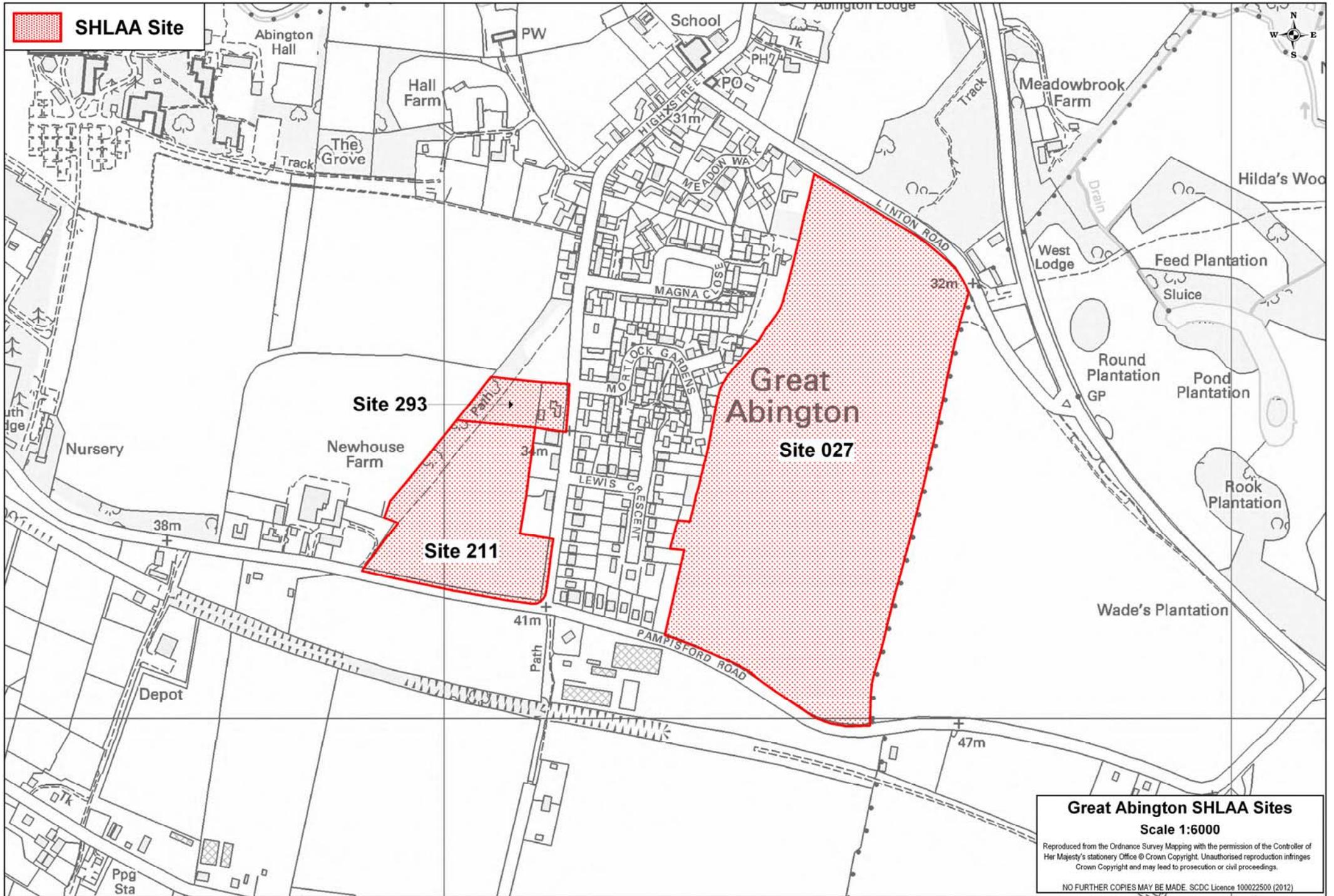
<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Landowner, no known ownership constraints
<b>Legal constraints?</b>	No known legal constraints
<b>Is there market interest in the site?</b>	It is not known if the site has been marketed, 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 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**



**Great Abington SHLAA Sites**  
**Scale 1:6000**  
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**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)**

**Site Assessment Proforma**

<b>Location</b>	Great Abington
<b>Site name / address</b>	Land east of Great Abington (land east of 17 Pampisford Road)
<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>	284 dwellings with public open space and a local centre accommodating small scale community facilities such as a doctors surgery and shops
<b>Site area (hectares)</b>	15.71ha
<b>Site Number</b>	027
<b>Site description &amp; context</b>	The site is on the eastern edge of Great Abington. It adjoins residential to the west. To the north, south and east is open countryside.  The site is an arable field enclosed by hedges.
<b>Current or last use of the site</b>	Arable land
<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>	No
<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</b>	<ul style="list-style-type: none"> <li>• Minerals and Waste LDF designations – the northern third of the site is within a 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>	The site is on the eastern edge of Great Abington. It adjoins residential to the west. To the north, south and east is open countryside.  The site is an arable field enclosed by hedges.
<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 to the east of the historic village in an area with potential for prehistoric activity. Further information would be necessary in advance of any planning application for this site.</li> <li>• Conservation Area – Great Abington Conservation Area is to the west of the site (100metres) - Setting of Conservation Area. Prominent site on approach to CA with some loss of openness and rural setting to this area.</li> <li>• Listed Buildings – Abington Lodge is to north of the site and its grounds which were designed by Repton extend to Linton Road opposite site – Grade II listed. 1, 5 and 7 Linton Road to west of site – all Grade II listed. Prominent site on approach to listed buildings with some loss of openness and rural setting. Likely loss of part of Repton designed garden to Abington Lodge.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – On the western boundary of the site adjacent to properties in Mortlock Gardens there is a belt of protected trees; on the north east boundary of the site adjacent to Linton Road there is an avenue of protected trees on both sides of the road – this extends along part of the northern boundary; there is also a group of protected trees within land to the north west of the site.</li> <li>• Biodiversity features/ Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting</li> </ul>

	<p>watercrowsfeet and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</p> <ul style="list-style-type: none"> <li>• Agricultural land grade 2 but north west corner of site is grade 3</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 3 for northern quarter of site and Zone 2 for remainder of site.</li> <li>• Land contamination – no issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• NOISE: Road Transport General &amp; Commercial Noise from Dog Kennels</li> <li>• The North / East of site is bounded by or close to the busy Cambridge / Linton Road. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment.</li> <li>• However residential use is likely to be acceptable with careful noise mitigation – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing Roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle on grounds of transport noise.</li> <li>• Noise: Dog Kennels- West Lodge Kennels, West Lodge, Linton Road, Hildersham</li> <li>• The North East of the site will be in close proximity to West Lodge Kennels, West Lodge, Linton Road, Hildersham. This is an animal boarding establishment that is used to board dogs for periods of times. Due to nature of noise generated by kennels eg unpredictable and long periods of intrusive barking there are moderate to major significant noise related issues. Site should not be allocated until this issue has been considered and mitigation options feasibility etc. It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation measures are likely to be required off-site at the</li> </ul>

	<p>kennels including changes in operational practices but it is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operator and section 106 planning / obligation requirements may be required, but there are no guarantees that mitigation can be secured / provided. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</p> <ul style="list-style-type: none"> <li>• Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed by undertaking a noise impact / risk assessments and consideration is given to possible on or off site mitigation in accordance with PPG 24 Planning and Noise and associated guidance in close liaison with the kennel operators.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting to the south-east of Great Abington as undulating arable fields on land rising to rolling hills.</p> <p>The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is on the eastern edge of Great Abington to the south of Linton Road, which has a number of groups of protected trees which form an avenue alongside it creating a rural character to this roadway. This approach to the village is identified in the SCVCS as having views southward across open arable fields to rising ground – the site is one of these large arable fields. The avenue of mature trees alongside this road obscures these views.</p> <p>Beyond this northern boundary is woodland and to the north east West Lodge which is a kennels surrounded by trees and located between Linton Road and the A1307. This property is set away from the village.</p> <p>The western boundary of the site is with residential properties in a number of roads that look over the site. There is a wooded area</p>

	<p>between the site and the rear of properties in Magna Close within which there is area with garages and hard standing for parking. Adjacent to Mortlock Gardens there is a belt of protected trees along the boundary. Properties in Lewis Crescent have gardens with trees and there is a strip of green separating them from the site. This all combines to create a soft edge to this boundary. The SCVCS describes it as a well-defined edge with woodland enclosing village estate development from the adjoining open arable fields.</p> <p>Two large properties adjoin the north - west boundary of the site. These have well established gardens surrounded by trees therefore adding to the wooded character of this boundary and screening views into and from the site.</p> <p>Pampisford Road forms the southern boundary of the site and has a well-established hedgerow with few breaks in it. The trees along the western edge screen the limited views from this road westward across the site towards the village.</p> <p>The eastern boundary of the site is a well-established hedge, which encloses the site from views from the east.</p> <p>Development of this site would have an adverse effect on the landscape setting of Great Abington because it is a prominent site on this approach into the village and development would result in the loss of openness and the rural character of this area. The setting of the Conservation Area and a number of listed buildings would be affected.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>
<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 Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties</li> </ul>

	<p>based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Linton sewage treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Great Abington shares a primary school with Little Abington. This primary school has a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 25 surplus primary places in Great Abington taking account of planned development in Great Abington, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 284 dwellings could generate a need for early years places and a maximum of 99 primary school places and 71 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>Linton Health Centre (2.37miles) – Some spare capacity.  Sawston Medical Practice London rd (2.67miles) – Lots of capacity because moved to new premises in 2006</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information –</p> <p>40 % of the land will provide strategic infrastructure including public open space and roads. A local centre could accommodate small-scale community facilities such as a doctor's surgery and shops.</p> <p>Also the opportunities of developing the site the promoter listed the following -</p> <ul style="list-style-type: none"> <li>• More housing as part of a high quality well designed built</li> </ul>

	<p>environment to help alleviate housing pressures in South Cambs and the wider sub region.</p> <ul style="list-style-type: none"> <li>• More affordable and diverse range of housing within a balanced housing market.</li> <li>• Accommodating a local centre on the development site will provide a range of uses which will be to the benefit of the village, rather than simply providing additional housing</li> <li>• Locating new development in a well connected location that benefits from strategic transport corridors of the A11 and the A1307 providing excellent links to the M11, Cambridge, Haverhill and Newmarket; linking people to jobs, schools, health and other services.</li> <li>• Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment such as Granta Park will help to sustain and enhance its role in leading in the education, research and knowledge based industry.</li> <li>• Physical encroachment into the countryside will be limited because well defined physical boundaries already exist on all sides of the site, namely the edge of the village to the west; Linton Road to the north; Wade's Plantation to the east; and Pampisford Road to the south.</li> <li>• Providing landscaped areas will create a landscape and habitat links across the development embedding the scheme into the local landscape and providing opportunities for creative and structured play.</li> <li>• Enhancing positive environmental impacts through providing facilities to encourage safe local walking and cycling.</li> <li>• Development would preserve the most productive agricultural land because the site is classified as grade 2/3.</li> <li>• Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to flooding.</li> </ul>
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 7.86ha)
<b>Site capacity</b>	236
<b>Density</b>	30dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• The site is not potentially capable of providing residential</li> </ul>

	development taking account of site factors and constraints.
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<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Single ownership
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed but there has been interest from 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> </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>	Planning obligations
<b>Are there any cost factors that would significantly affect deliverability?</b>	Planning obligations
<b>Could issues identified be overcome?</b>	Should be negotiated
<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</p>

	<p>development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>
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<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>	Great Abington
<b>Site name / address</b>	Land at Pampisford Road / High Street
<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>	100 houses.
<b>Site area (hectares)</b>	3.64ha
<b>Site Number</b>	211
<b>Site description &amp; context</b>	<p>The site is to the south west of Great Abington north of Pampisford Road. There is residential to the east and open countryside to the south. There is a large house – Newhouse Farmhouse and gardens with mature trees adjoining the south - west boundary of the site behind which is some employment uses.. To the north - west is an enclosed field and beyond this a larger field that adjoins the Granta Park employment area. North of the site is a garden relating to 104 High Street.</p> <p>The site is a grassy field.</p> <p>Another SHLAA site is to the north – Site 293.</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>Site Specific Policies DPD – Objection Site 46. The Inspector considered this site during the hearings for the Site Specific Policies DPD.</p> <p>Local Plan 2004</p>

	<p>In the Inspector's report in 2002 he rejected this site because there was no need for a residential allocation to be made in the village and it would be inappropriate to extend the village framework across this greenfield site.</p> <p>Planning applications.</p> <p>An inspector considered an appeal over a refusal to allow a series of single dwellings south of 110 High Street. He considered that any development beyond the existing houses along this road would permanently diminish the existing prospect of open countryside from High Street. It would represent a visual intrusion into the countryside and would seriously harm the open and rural character of the area.</p>
<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>	No
<b>Tier 1 conclusion:</b>	<p>The site is to the south west of Great Abington north of Pampisford Road. There is residential to the east and open countryside to the south. There is a large house and gardens with mature trees adjoining the south - west boundary of the site behind which is some employment uses. To the north - west is an enclosed field and beyond this a larger field that adjoins the Granta Park employment area. North of the site is a garden area.</p> <p>The site is a grassy field.</p>
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings To the west is 4 Pampisford Rd (Dove Cottage) a grade II listed building (120metres distance); adjoining the</li> </ul>

	<p>eastern boundary is 108 High Street (The Old Farm) which is grade II listed and 104 High Street and adjacent cottage are both grade II listed adjoin the north east corner of the site. Setting of listed buildings along High Street - Major adverse harm to listed buildings due to loss of farmland settings and backdrop to former farmstead and due to loss of visual link between adjacent farmsteads. Minimal effect on Dove Cottage at New House Farm (Grade II) to west of site due to extent of tree screening although screening is not protected.</p> <ul style="list-style-type: none"> <li>• Conservation Area – the Great Abington Conservation Area is 250 metres north of the site - adverse effect on setting due to prominence of site on approach to Conservation Area and loss of separation of village from New House Farm.</li> <li>• Non-statutory archaeological site - The site is located within the grounds of the Great Park at Abington Hall, dating from the 18th century but with possible medieval antecedents. 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 – there are protected trees along the edges of the site.</li> <li>• Public Rights of Way – there is a footpath some 25 metres east of the western boundary of the site that extends northwards from Pampisford Rd to link eventually with High Street south of 100 High Street.</li> <li>• Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</li> <li>• Agricultural land grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Land contamination – no issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise: Industrial - Cannon Automotive Ltd are based at Newhouse, Pampisford Road a commercial use close to the site. Might be possible to coexist but possible off-site noise and odour impacts or statutory nuisances so requires careful consideration</li> </ul>

	<p>prior to allocation? Noise not quantified so off site industrial noise mitigation may be required 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?</p>
<p><b>Townscape and landscape impact?</b></p>	<p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting to the south-east of Great Abington as undulating arable fields on land rising to rolling hills.</p> <p>The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is a field north of Pampisford Road. From this road there is a clear view across the site towards the High Street as the boundary is part fence with some trees and hedges. Buildings within the village can be seen in the distance amidst trees and hedges. The SCVCS identifies this part of the village as having an edge with its enclosed fields and Newhouse Farm buildings forming a transition between village and open arable fields. These farm buildings are adjacent to the south west corner of the site and beyond them are open fields.</p> <p>The northern boundary of the site is a garden area that is part of 104 High Street. This is a listed building. There are other listed properties adjoining the eastern boundary of the site the settings of which is likely to be impacted if the site were to be developed.</p> <p>From the High Street there is a well-established hedgerow forming the eastern boundary of site, which is adjacent to the road. The detached houses on the opposite side of the road have views of the site screened by this hedge, which has mature protected trees within it.</p> <p>Development of the site would have an adverse effect on the landscape setting of Great Abington because it would be a loss of the separation of the village from New House Farm and a loss of the rural setting and backdrop to this farmstead. The development would be contrary to the existing linear built form of this side of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p>
<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 Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Linton sewage treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Great Abington shares a primary school with Little Abington. This primary school has a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 25 surplus primary places in Great Abington taking account of planned development in Great Abington, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 secondary places</p> <p>After allowing for surplus school places, development of this site</p>

	would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
<b>Health facilities capacity?</b>	Linton Health Centre (2.37miles) – Some spare capacity. Sawston Medical Practice London rd (2.67miles) – Lots of capacity because moved to new premises in 2006
<b>Any other issues?</b>	The promoter has provided the following additional information –  The land immediately abuts the village framework of Great Abington. The land benefits from existing landscape features and therefore could accommodate additional development without unduly affecting the open countryside, which surrounds it.
<b>Can issues be mitigated?</b>	In part

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 2.73ha)
<b>Site capacity</b>	82
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Single ownership
<b>Legal constraints?</b>	No
<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 2011-16</li> <li>• Phasing – 2011-16 = 50 -100%</li> <li style="padding-left: 40px;">2016-21 = 0- 50%</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<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>	Great Abington
<b>Site name / address</b>	104 High Street
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary / Part within village framework
<b>Description of promoter's proposal</b>	8-10 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25ha and the capacity will be tested through the assessment)
<b>Site area (hectares)</b>	0.7ha
<b>Site Number</b>	293
<b>Site description &amp; context</b>	<p>The site is to the south west of Great Abington to the west of the High Street. There is residential to the east. To the west is Granta Park employment area, which is beyond a large arable field. To the north is an enclosed grassy area. To the south is an enclosed field with countryside beyond.</p> <p>Within the eastern part of the site are two properties that are both listed buildings. To the north of these is a new house built in 2011.</p> <p>Another SHLAA site adjoins the southern boundary – Site 211.</p>
<b>Current or last use of the site</b>	<p>It is used, as a landscaped back garden of the above residential address, there is a public footpath, which runs through the land.</p> <p>This was agricultural land which was owned by the former Land Settlement Association and it was bought by current owner when the LSA dissolved, it was purchased in 1980 and has been since used as the back garden to 104 High Street.</p>
<b>Is the site Previously Developed Land?</b>	Yes where the house is but the rest is garden so is not PDL.
<b>Allocated for a non-residential use in the current development plan?</b>	No

<b>Planning history</b>	Planning permission was granted for a single dwelling north of 104 High Street in 2008, which is within the boundaries of the current site.
<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>	<ul style="list-style-type: none"> <li>Listed Buildings – two listed buildings are within the site <ul style="list-style-type: none"> <li>i) 104 High Street - Farm Cottage</li> <li>ii) Small cottage within curtilage and to the west of 104 High Street.</li> </ul> </li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is to the south west of Great Abington to the west of the High Street. There is residential to the east, a garden to the south and fields to the west and north.</p> <p>Within the eastern part of the site are two properties that are both Grade II listed buildings. The western part of the site has been used as a garden for 104 High Street and contains many trees</p>
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – there are two listed buildings within the site (details in tier 1). To the south west is 4 Pampisford Rd (Dove Cottage) a grade II listed building (250 metres distance); to the south of the site is 108 High Street (The Old Farm) which is grade II listed (20 metres distance) - Major adverse harm to listed buildings due to potential loss of listed buildings and to loss of farmland settings and backdrop to former farmstead.</li> <li>Conservation Area – 200 metres north of the site is the Great Abington Conservation Area. Setting of Conservation Area - adverse effect due to density and depth of development in contrast to wide spacing and wooded rural backdrops on south west approach to this area.</li> <li>Non-statutory archaeological site - Located in the historic village</li> </ul>

	<p>in an area developed from the 16th century. There is evidence for buildings of post medieval date within the proposal area. The impact on the setting of the Grade II listed buildings would also need consideration. Further information would be necessary in advance of any planning application for this site.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – there are protected trees within the site.</li> <li>• Public Rights of Way – a footpath runs alongside the western boundary of the site – it links Pampisford Road with the High Street.</li> <li>• Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</li> <li>• Agricultural land grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Land contamination – no issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise issues - No obvious / apparent noise related issues, therefore no objection in principle.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting to the south-east of Great Abington as undulating arable fields on land rising to rolling hills.</p> <p>The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is to the south west of Great Abington and has enclosed</p>

	<p>fields to the north and south and a large arable field to the west with the Granta Park employment area beyond. The SCVCS describes these enclosed fields being adjacent to open countryside as a transition between this part of the village and open arable fields. There are many protected trees along the boundaries of these fields, which create a soft edge to the village.</p> <p>The site comprises of two listed buildings and a new residential property with associated gardens. The properties are part of the linear built form of the village along the High Street. There are well established hedges on the land to the north of the site and combined with the mature gardens with trees create a rural appearance to this part of the High Street. Development of the site would have an obvious impact on the setting of the listed buildings on the site if they were to be retained.</p> <p>Development of this site would have significant adverse effect on the townscape and landscape setting of Great Abington by the potential loss of listed buildings on the site and the loss of an area of land on the edge of the village that provides a transition to the open countryside beyond. Development of this site would be contrary to the existing linear character of this side of the village.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The proposed site does not appear to have direct link to the adopted public highway unless site number 211 comes forward.</p> <p>Comments for site 211 were as follows - The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p> <p>The promoter has stated the following concerning access – Site access from the High Street is possible but would necessitate the removal of an old chestnut tree which is currently in the garden of 104 High Street.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant network impact</li> </ul>

	<ul style="list-style-type: none"> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Linton sewage treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>
<b>Drainage measures?</b>	No FRA
<b>School capacity?</b>	<p>Great Abington shares a primary school with Little Abington. This primary school has a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 25 surplus primary places in Great Abington taking account of planned development in Great Abington, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 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 can be met by existing schools.</p>
<b>Health facilities capacity?</b>	Linton Health Centre (2.37miles) – Some spare capacity. Sawston Medical Practice London rd (2.67miles) – Lots of capacity because moved to new premises in 2006
<b>Any other issues?</b>	<p>The promoter has provided the following additional information</p> <p>In close vicinity to local facilities, access routes and economic hubs such as Granta Park, this land could be converted into a premium residential location, offering a number of high quality dwellings in a mature parkland environment. It would provide much needed residential accommodation to many of the knowledge-workers who</p>

	<p>commute to the village / surrounding areas e.g. Hinxton, Babraham, Granta Science Parks.</p> <p>The units will be used for primarily residential purposes and that they will offer high quality, desirable accommodation to local workers and their families. If buildings were created in keeping with the chosen residential style, some units could be used to house offices / local businesses as there is access available for the road.</p> <p>Provision of high quality accommodation for local community / attract professionals to the area. Creation of premium housing in a mature, landscaped environment. Access to the High Street but sufficiently set back from the main road so safer for children and families. Attract additional wealth and income to the area through the creation of new homes.</p>
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 0.63ha)
<b>Site capacity</b>	19
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Single ownership
<b>Legal constraints?</b>	A public footpath passes through the site.
<b>Is there market interest in the site?</b>	The site has not been marketed. There has been some interest from 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> </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>	<p>There are only positive factors which would influence the completion of this project. In particular, due to the strategic position of the Silicon Fen and the Life Sciences Innovation Hub in Cambridgeshire and the existence of Granta Park in Great Abington which borders onto the back of the proposed plot, there is a keen demand for houses in this sought after village. Moreover, there is potential residential site developments bordering on both sides of the proposed plot so the residential development, could, in theory be part of a larger residential development to the wider benefit of Great Abington.</p>
<b>Are there any cost factors that would significantly affect deliverability?</b>	<p>Existence of a public footpath running through the proposed plot - possibility of an eventual diversion to the edge of the land. Access to the High Street is to be made available by the removal of a large tree which is currently in the back garden of 104 High Street.</p>
<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

 SHLAA Site

# Great Wilbraham

Site 073

Site 039

Great Wilbraham  
C of E Primary School

School  
House Hall

Wilbraham  
Temple

The Old  
Vicarage

Crossways  
Farm

Rookery  
Farm

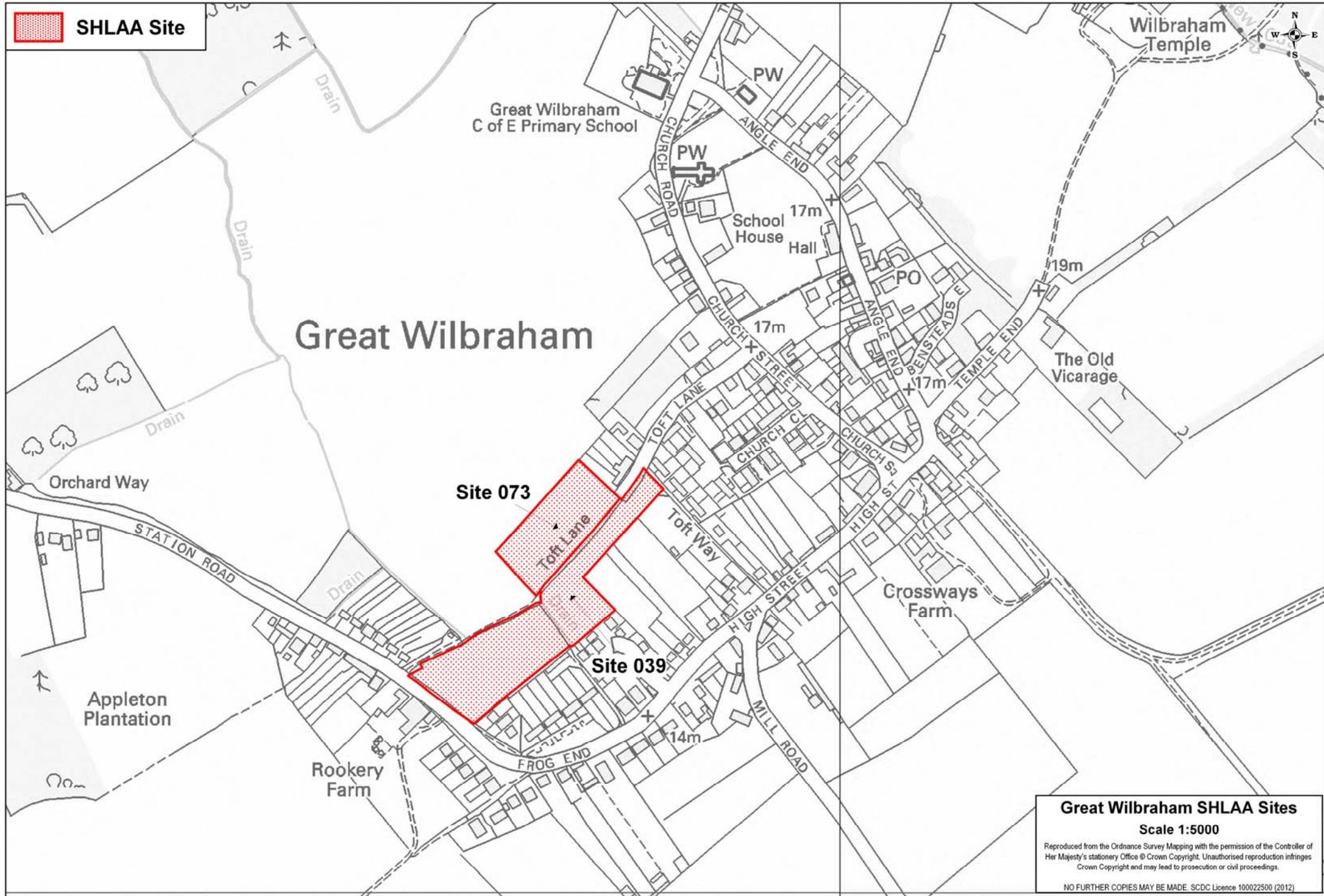
Appleton  
Plantation

## Great Wilbraham SHLAA Sites

Scale 1:5000

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

**Site Assessment Proforma**

<b>Location</b>	Great Wilbraham
<b>Site name / address</b>	Land at Frog End, Great Wilbraham (land north of 22 Frog End, Great Wilbraham)
<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>	64 dwellings
<b>Site area (hectares)</b>	1.73 ha.
<b>Site Number</b>	039
<b>Site description &amp; context</b>	<p>The site is located to the east of Frog End and north west of High Street, on the south western side of Great Wilbraham. The western part of the site lies adjacent to residential development to the south, west and part of the northern boundary, whilst the eastern part of the site adjoins to the east and north east. Allotments lie to the south of the eastern part of the site. Agricultural land and grassland adjoin the site to the north. The site comprises two parcels of land; paddock in the west and allotments to the east. The paddock is enclosed on all sides by dense hedgerow, and is separated from the allotments by an area of trees. The allotments are more open, especially to the north, although there is a patchy hedgerow along most boundaries.</p> <p>Note: the site is adjacent to site 073 to the north west.</p>
<b>Current or last use of the site</b>	Paddock 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>	Previous attempts to gain planning permission for residential development (C/0294/62/ & RC/0279/59/) have been refused for being premature and road access was unsuitable. Another application (C/0500/73/O) would have resulted in ribbon development and increased danger to road users.
<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> </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>The character of the villages in the Eastern Fen Edge landscape character area are of great importance to the setting and special character of East Cambridge. Great Wilbraham retains a strong rural character due to its small scale, permeability to the rural landscape and its clear separation from Cambridge. (page 99)</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 western part of the site is within Flood Zones 2 and 3.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>This paddock and allotment site is located to the east of Frog End and north west of High Street, on the south western side of Great Wilbraham 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>• 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>A very small part of the site is within the Flood Zones 2 and 3, which</p>

	will reduce the developable area, although there is sufficient land remaining 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>• Conservation Area – the Great Wilbraham Conservation Area lies approximately 108m to the south east.</li> <li>• Listed Buildings – Various Grade II Listed Buildings including 5, 17, 57 Frog End, 30 High Street, 15 &amp; 17 Station Road, Kennel Farmhouse, Mill Road, 13 Toft Lane, as well as others further to the east. The closest, 17 Frog End is directly opposite the western boundary. Adverse effect on settings due to loss of significant rural character and functional countryside setting to the farmstead group.</li> </ul> <p>Non-statutory archaeological site - There is evidence for the Shrunken medieval Village in the area, including earthworks of possible house platforms and trackways. We would OBJECT to the development of this site.</p> <p>It would not be possible to mitigate impact on the historic environment as the site forms part of the setting of several Grade II Listed Buildings and the Conservation Area, and is important for archaeology.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – a group of protected elms lies along the north western edge, and another on the south eastern edge.</li> <li>• Important Countryside Frontage – along the Frog End road frontage to the west.</li> <li>• Public Rights of Way – a footpath runs along the northern edge and runs along the eastern boundary.</li> <li>• Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</li> </ul>

	<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>• Land contamination – part of the site is allotments. 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 site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Wilbraham as set within a rural landscape, with open fields becoming smaller and more enclosed nearer to the village edge. To the north east is the parkland setting of Wilbraham Temple, whilst fields and New Cut to the north separate the village from Little Wilbraham. The southern part of the village is linear leading to two roads around a large oval green. This northern part is the historic core, with a mix of historic buildings. The village church is on the northern edge of this green, enclosed with tree groups. Many of the properties along High Street have long gardens. There are smaller village greens at two of the road junctions in the settlement.</p> <p>The Landscape Design Associates Green Belt Study (2002) describes Great Wilbraham as a small, pleasant village with traditional building styles, including timber framed and plastered plain tiled or thatched roofs and gault brick. Old houses are intermixed with some new dwellings, including small post-war estates, bungalows and semi-detached houses. Great Wilbraham has a large village green bounded by old houses. There are views from close to the edge of the village out into open countryside. Part of Great Wilbraham is covered by a Conservation Area and the village contains three Grade II* and 34 Grade II Listed Buildings. (page 92)</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Great Wilbraham. The site forms an important part of the setting of a number of Listed Buildings along Frog End and development would result in the loss of significant rural character and functional countryside setting. The western road frontage is designated Important Countryside Frontage to protect the rural character.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of several Grade II Listed Buildings and the Conservation Area, and is important for archaeology. Cannot mitigate impact on Important Countryside Frontage. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on to Frog End would be acceptable to the Highway Authority but not Toft Lane. 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 – Great Wilbraham has no mains gas supply.</li> <li>• Mains sewerage – The Teversham WWTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Great Wilbraham has one Primary School with a PAN of 15 and school capacity of 105, and lies within the catchment of Bottisham Village College. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 4 primary places in Great Wilbraham taking account of planned development in Great Wilbraham.</p> <p>The development of this site for 64 dwellings could generate a need for a small number of early years places and a maximum of 22 primary school places and 16 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission</p>

	numbers, which may require the expansion of existing schools and/or provision of new schools.
<b>Health facilities capacity?</b>	There is no doctors surgery in Great Wilbraham. The nearest surgeries are in Cambridge and Fulbourn, which have limited spare capacity for growth.
<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
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (1.17 ha if unconstrained)
<b>Site capacity</b>	35 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 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 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.

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

**Site Assessment Proforma**

<b>Location</b>	Great Wilbraham
<b>Site name / address</b>	Land off Toft Lane, Great Wilbraham
<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>	24-26 dwellings with public open space
<b>Site area (hectares)</b>	0.82 ha.
<b>Site Number</b>	073
<b>Site description &amp; context</b>	<p>The site is located to the south west of Toft Lane, on the south western side of Great Wilbraham. The site adjoins an isolated area of residential development to the north east. To the south lies allotments, to the south west is a paddock and to the north and west lies agricultural land. The site comprises grassland, enclosed on most sides by patchy hedgerow, although it is open to the west.</p> <p>Note: the site is adjacent to site 039 to the south.</p>
<b>Current or last use of the site</b>	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>	Previous attempts to gain planning permission for residential development (C/0175/67/O & C/1000/72/O) have been unsuccessful as the road access was unsuitable.
<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>The character of the villages in the Eastern Fen Edge landscape character area are of great importance to the setting and special character of East Cambridge. Great Wilbraham retains a strong rural character due to its small scale, permeability to the rural landscape and its clear separation from Cambridge. (page 99)</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>• Flood Zone – A small part of the western part of the site is within Flood Zone 2.</li> </ul>
<p><b>Tier 1 conclusion:</b></p>	<p>This grassland site is located to the south west of Toft Lane on the south western side of Great Wilbraham 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>• 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>A small part of the site is within the Flood Zone 2, but this would not affect development of the site.</p>
<p><b>Does the site warrant further assessment?</b></p>	<p>Yes</p>

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the Great Wilbraham Conservation Area lies approximately 155m to the south east.</li> <li>• Listed Buildings – Various Grade II Listed Buildings including 5, 17, 57 Frog End, 30 High Street, 15 &amp; 17 Station Road, Kennel Farmhouse, Mill Road, 13 Toft Lane, as well as others further to the east. The closest, 13 Toft Lane is approximately 113m to the east.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the 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 impact on the historic environment as the site forms part of the setting of several Grade II Listed Buildings and the Conservation Area.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders - a group of protected elms lies approximately 28m to the south east.</li> <li>• Important Countryside Frontage – along the Frog End 150m to the west.</li> <li>• Public Rights of Way – a footpath runs along the southern boundary.</li> <li>• Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>It would not be possible to mitigate impact on the historic environment as the site forms part of the setting of several Grade II Listed Buildings and the Conservation Area, and is important for archaeology.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination – part of the site is allotments. 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</li> </ul>

	noise generation on existing residential due to development related car movements but dependent on site entrance.
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Wilbraham as set within a rural landscape, with open fields becoming smaller and more enclosed nearer to the village edge. To the north east is the parkland setting of Wilbraham Temple, whilst fields and New Cut to the north separate the village from Little Wilbraham. The southern part of the village is linear leading to two roads around a large oval green. This northern part is the historic core, with a mix of historic buildings. The village church is on the northern edge of this green, enclosed with tree groups. Many of the properties along High Street have long gardens. There are smaller village greens at two of the road junctions in the settlement.</p> <p>The Landscape Design Associates Green Belt Study (2002) describes Great Wilbraham as a small, pleasant village with traditional building styles, including timber framed and plastered plain tiled or thatched roofs and gault brick. Old houses are intermixed with some new dwellings, including small post-war estates, bungalows and semi-detached houses. Great Wilbraham has a large village green bounded by old houses. There are views from close to the edge of the village out into open countryside. Part of Great Wilbraham is covered by a Conservation Area and the village contains three Grade II* and 34 Grade II Listed Buildings. (page 92)</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Great Wilbraham. The site forms an important part of the setting of a number of Listed Buildings along Frog End and development would result in the loss of significant rural character and functional countryside setting. The site would impact on the setting of an Important Countryside Frontage to the west, designated to protect the rural character.</p>
<b>Can any issues be mitigated?</b>	No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of several Grade II Listed Buildings, the Conservation Area and Important Countryside Frontage. 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>	Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.

	<p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>The proposer suggesting upgrading pedestrian access onto Station Road.</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 – Great Wilbraham has no mains gas supply.</li> <li>• Mains sewerage – The Teversham WWTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Great Wilbraham has one Primary School with a PAN of 15 and school capacity of 105, and lies within the catchment of Bottisham Village College. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 4 primary places in Great Wilbraham taking account of planned development in Great Wilbraham, and a deficit of 98 secondary places at Bottisham VC 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 a small number of 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 provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors surgery in Great Wilbraham. The nearest surgeries are in Cambridge and Fulbourn, which have limited spare capacity for growth.

<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
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.74 ha. if unconstrained)
<b>Site capacity</b>	22 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.

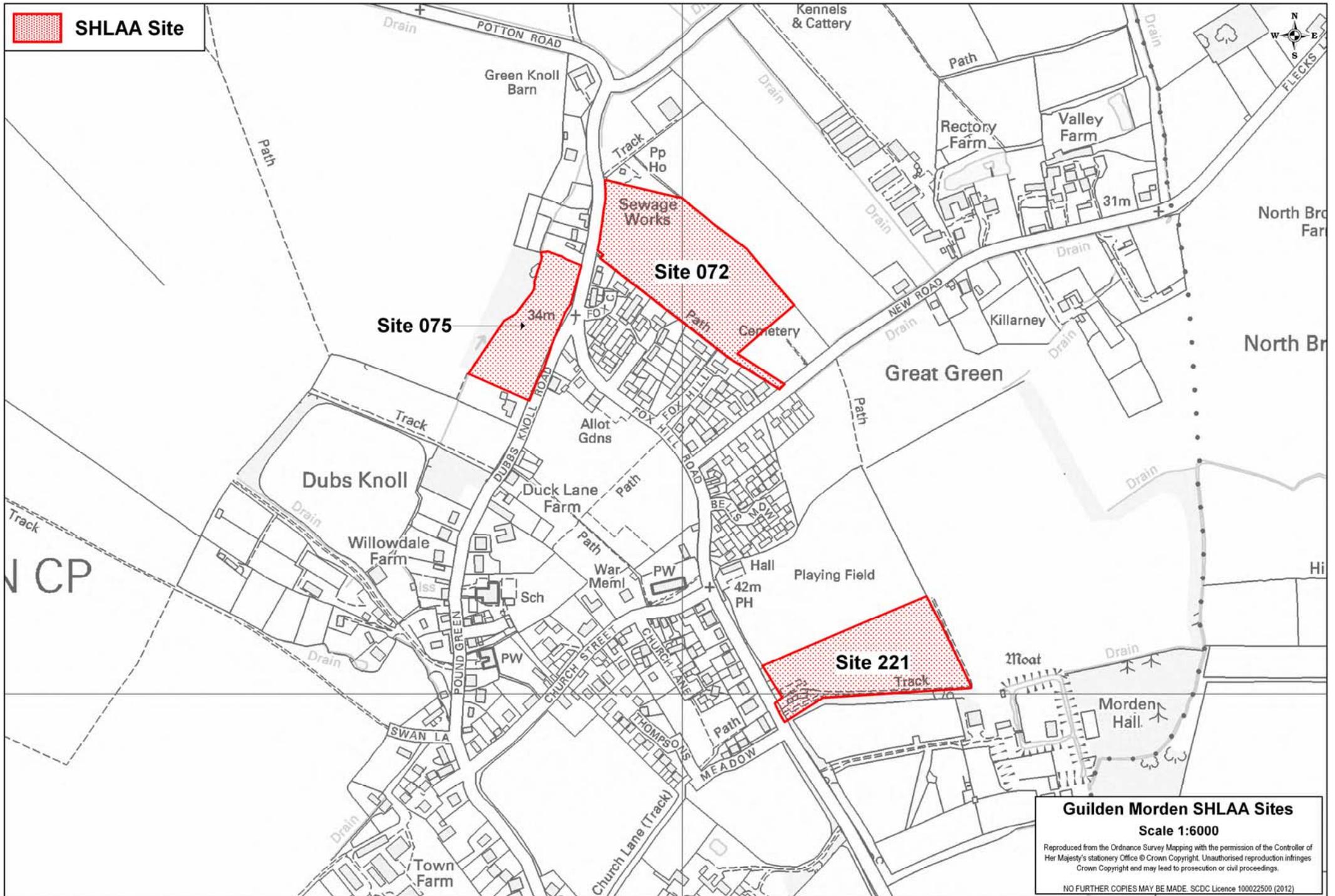
<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two members of the same family.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and is there no interest in 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 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 no development potential.

 SHLAA Site



**Guilden Morden SHLAA Sites**  
Scale 1:6000

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

**Site Assessment Proforma**

<b>Location</b>	Guilden Morden
<b>Site name / address</b>	Land east of Dubbs Knoll Road
<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>	Primarily residential development. As the land abuts the cemetery it may be that further land should be reserved for future expansion of the cemetery and/or public access in the interim
<b>Site area (hectares)</b>	2.98ha
<b>Site Number</b>	072
<b>Site description &amp; context</b>	<p>The site is on the northern edge of Guilden Morden to the east of Potton Road. To the south - west and west of the site is residential. To the north - east are large arable fields. To the south east of the site extending up to New Road is a cemetery. Sewage works on north west boundary of site.</p> <p>The site is an arable field enclosed by hedges.</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>	1995 – Planning permission for change of use from agricultural use to extension of cemetery (S/0686/95/F) was approved. The boundary of this permission overlaps the south - east boundary of the site.
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

**Tier 1: Strategic Considerations**

<b>Green Belt</b>	The site is not within the Green Belt.
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<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>	The site is on the northern edge of Guilden Morden to the east of Potton Road. To the south - west and west of the site is residential. To the north - east are large arable fields. To the south east of the site extending up to New Road is a cemetery.  The site is an arable field enclosed by hedges.
<b>Does the site warrant further assessment?</b>	Yes / No

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – No 5 Potton Road – Cherry Holt is a grade 2 listed building which is on the opposite side of the road to the west overlooking the site; no 45 Fox Hill Road – Fox Cottage is to the south (200metres)</li> <li>Non-statutory archaeological site - Finds of Saxon and Medieval artefacts are known to the north. 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 – footpath runs along southern boundary of the site from Potton Road eastward to New Road.</li> <li>Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</li> </ul>

	<ul style="list-style-type: none"> <li>• Agricultural land grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – no issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise: Dog Kennels- Thatchways Holiday Home For Pets, Thatchways, Little Green, Guilden Morden</li> <li>• The North East of the site will be in close proximity to premises with planning permission for use as dog kennels, Thatchways Holiday Home For Pets, Thatchways, Little Green. This is an animal boarding establishment that is used to board dogs for periods of times. Due to nature of noise generated by kennels eg unpredictable and long periods of intrusive barking there are moderate to major significant noise related issues. This service is currently investigating dog-barking noise that is likely to be considered a statutory nuisance to existing residents. The proposals would bring a greater number of residential premises closer to the kennels and the site should not be allocated until this issue has been considered including mitigation options feasibility etc. It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation measures are likely to be required off-site at the kennels including changes in operational practices but it is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operator and section 106 planning / obligation requirements may be required, but there are no guarantees that mitigation can be secured / provided. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</li> <li>• Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed by undertaking a noise impact / risk assessments and consideration is given to possible on or off site mitigation in accordance with PPG 24 Planning and Noise and associated guidance in close liaison with the kennel operators.</li> </ul> <p>There may be an electricity substation at South West corner requiring noise assessment.</p> <p>Traffic Noise Generation: Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.</p>

	<p>Malodour: Sewage pumping station and possible sewage works to North of site but not confirmed and not obvious from plan web. There may be a Cordon sanitaire around the station but unknown. Site may require an odour impact / risk assessment-moderate risk.</p> <p>Utility services - Road frontage with overhead lines along the verge</p>
<p><b>Townscape and landscape impact?</b></p>	<p>Guilden Morden is described as a predominantly linear village in the South Cambridgeshire Village Capacity Study 1998 which widens to the north to two roads which encloses open land. The site is located between these two roads – Potton Road and New Road. It is an arable field which is to the east of Potton Road where there is a low hedge beyond the grass verge of the roadside that allows clear views across the site eastwards towards the hedge that marks the eastern boundary.</p> <p>A footpath extends along the southern boundary of the site, which is alongside residential properties within the village. There are only a few properties along this edge some with large gardens. There is a well-established hedge with trees along this edge of the village creating a clear border between the urban and rural form. The field is clearly part of the wider countryside that extends northward.</p> <p>A cemetery extends from New Road to the eastern boundary of the site where there is a hedge. There are no views from this road side across the site since the topography is flat.</p> <p>Development would have a significant impact on the landscape setting of the edge of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>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 Cambridge Water Company (CWC) distribution zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is capacity at the Guilden Morden wastewater 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. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Guilden Morden has one primary school with a PAN of 12 and school capacity of 84, and lies within the catchment of Bassingbourn Village College with a PAN of 150 and school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 21 surplus primary places in Guilden Morden taking account of planned development in Guilden Morden, and a small deficit of 9 secondary places taking account of planned development across the village college catchment area.</p>
<b>Health facilities capacity?</b>	<p>Ashwell GP surgery (2.91miles)  Bassingbourn surgery (3.36miles)</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information-</p> <p>The benefits of the development are that all monies generated from the sale of County Council land assets benefit the people of Cambridgeshire and the services they receive.</p>
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 2.24ha)

<b>Site capacity</b>	67
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Cambridgeshire County Council
<b>Legal constraints?</b>	As the land abuts the cemetery it may be that further land should be reserved for future cemetery expansion or public access in the interim. .
<b>Is there market interest in the site?</b>	The site has not been marketed or promoted.
<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 2016-21 2021-2026 2026-2031 (delete as appropriate)</li> <li>Development period (in years)</li> <li>Annual dwelling completions (add number of dwellings)</li> <li>Phasing (i.e. number of dwellings in each year, allowing for building up to that rate for larger sites)</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	The land is in a high value part of the County and thus viability is unlikely to be an issue.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The land is in a high value part of the County and thus viability is unlikely to be an issue.
<b>Could issues identified be</b>	Not deemed applicable

<b>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.

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

**Site Assessment Proforma**

<b>Location</b>	Guilden Morden
<b>Site name / address</b>	Land fronting Dubbs Knoll Road and north of 33 Dubbs Knoll Road
<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>	1.16ha
<b>Site Number</b>	075
<b>Site description &amp; context</b>	<p>The site is on the western edge of Guilden Morden with residential to the east and north of the site. New woodland has been planted to the west of the site and open countryside extends beyond this. To the south is a large residential property with enclosed fields beyond.</p> <p>The site is an arable field.</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>	Planning permission refused for 20 affordable dwellings on the southern half of the site. (S/1860/91/O) One of the reasons for refusal was that the scale of development was inappropriate to the size and character of the village and would cause unacceptable harm to the village character and surrounding countryside.
<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>	No
<b>Tier 1 conclusion:</b>	The site is on the western edge of Guilden Morden with residential to the east and north of the site. New woodland has been planted to the west of the site and open countryside extends beyond this. To the south is a large residential property with enclosed fields beyond.  The site is an arable field.
<b>Does the site warrant further assessment?</b>	Yes / No

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the Guilden Morden conservation area is 60 metres south of the site</li> <li>• Listed Buildings - no 45 Fox Hill Road – Fox Cottage is opposite overlooking the site; Cherry Holt is a grade 2 listed building which is north of the site ( 30metres)</li> <li>• Non-statutory archaeological site - Burnt flints identified on site are indicative of probable 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>• Protected Village Amenity Area – a large protected area is on land opposite the site adjacent to Dubbs Knoll Road</li> <li>• Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrows and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants</li> </ul>

	<p>such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</p> <ul style="list-style-type: none"> <li>• Agricultural land grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination –no issue</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise: Generation No obvious / apparent noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Guilden Morden is described as a predominantly linear village in the South Cambridgeshire Village Capacity Study (SCVCS) 1998 which widens to the north to two roads which encloses open land. It is a scattered village retaining this historic settlement pattern along the majority of its length.</p> <p>The site is on the north western edge of the village alongside Dubbs Knoll Road – one of the roads that widens to enclose land to the north of the village. The open land identified in the SCVCS is to the south east of the site behind a hedge that is raised from the roadway and therefore views of this land are screened. In contrast the site is at a level with the road with a low hedge dividing it from the road. There are clear views across the site westward creating a rural character to this part of the village.</p> <p>East of the site are a number of residential properties within the village. Fox Cottage is a listed property whose grounds are surrounded by a hedge, which partly screens it from views across the site. The setting of this cottage would be significantly impacted if the site were to be developed.</p> <p>The bungalows along Potton Road which overlook the site have clear views across the site through the low hedge that extends along the opposite road side. No 33 Dubbs Knoll Road adjoins the southern boundary of the site and has a wall forming the boundary, which has no landscaping to soften this edge. All these properties would be greatly impacted by development of the site and would lose their rural backdrop.</p> <p>The northern boundary is much less harsh because there is hedge and trees within the garden of the house that adjoin the site.</p>

	Development of this site would cause a significant adverse impact on the landscape and townscape setting of Guilden Morden because it would result in the loss of land with rural character and would impact on the setting of a listed building adjoining the site.
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Dubbs Knoll 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 Cambridge Water Company (CWC) distribution zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is capacity at the Guilden Morden wastewater 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. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Guilden Morden has one primary school with a PAN of 12 and school capacity of 84, and lies within the catchment of Bassingbourn Village College with a PAN of 150 and school capacity of 750 children. In

	their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 21 surplus primary places in Guilden Morden taking account of planned development in Guilden Morden, and a small deficit of 9 secondary places taking account of planned development across the village college catchment area.
<b>Health facilities capacity?</b>	Ashwell GP surgery (2.91miles) Bassingbourn surgery (3.36miles)
<b>Any other issues?</b>	The promoters have provided the following additional information –  A benefit of the development is that all monies generated from the sale of County Council assets benefit the people of Cambridgeshire. A new County Council shelter belt has already been planted along the western boundary of the site to enhance the habitat value of the holding.
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None ( area if unconstrained 0.78ha)
<b>Site capacity</b>	23
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Cambridgeshire County Council
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed or promoted.
<b>When would the site be available for</b>	<ul style="list-style-type: none"> <li>The site is available immediately.</li> </ul>

development?	
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<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>	The land is in a high value part of the County and thus viability is unlikely to be an issue.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The land is in a high value part of the County and thus viability is unlikely to be an issue.
<b>Could issues identified be overcome?</b>	Not deemed applicable.
<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.	

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

**Site Assessment Proforma**

<b>Location</b>	Guilden Morden
<b>Site name / address</b>	Land fronting Trap Road
<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>	2.1ha
<b>Site Number</b>	221
<b>Site description &amp; context</b>	<p>The site is on the south - eastern edge of Guilden Morden east of Trap Road. To the north of the site is the village recreation ground consisting of playing fields. Morden Hall is a large listed building to the south set in substantial grounds. Residential is to the west and countryside to the east.</p> <p>The site comprises of grassland, which has some derelict buildings with hard standing adjacent to Trap Road. The garden of 13 Trap Road forms part of the western part of the site by the road.</p>
<b>Current or last use of the site</b>	Agricultural and part of the garden to 13 Trap Rd
<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 was submitted for part of the site (S/1926/03/O) in 2003
<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>	No
<b>Tier 1 conclusion:</b>	<p>The site is on the south - eastern edge of Guilden Morden east of Trap Road. To the north of the site is the village recreation ground. Morden Hall is to the south set in grounds. Residential is to the west and countryside to the east.</p> <p>The site comprises of grassland, which has some derelict buildings with hard standing adjacent to Trap Road. The garden of 13 Trap Road forms part of the western part of the site.</p>
<b>Does the site warrant further assessment?</b>	Yes / No

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the conservation area is some 90 metres to the north of the site.</li> <li>• Listed Buildings – Morden Hall – a grade II * listed building is to the south of the site. Its grounds follow the southern boundary of the site; St Marys Church is a grade I building north of the site (130metres)</li> <li>• Non-statutory archaeological site -The site is located adjacent to the medieval moated site at Morden Hall. Finds of Roman date are also known 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 - a footpath follows the southern boundary of the site from Trap Road eastwards; a further footpath follows the eastern boundary and continues northwards and another cuts across the western part of the site before turning eastward along the northern boundary of the site and continuing across open countryside towards the river.</li> <li>• Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood</li> </ul>

	<p>plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</p> <ul style="list-style-type: none"> <li>• Agricultural land grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / Farm buildings, requires assessment, can be conditioned</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise: Generation</li> <li>• No obvious / apparent noise related issues, therefore no objection in principle. Possible industrial type building to south east corner but use unknown.</li> <li>• Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Guilden Morden is described as a predominantly linear village in the South Cambridgeshire Village Capacity Study (SCVCS) 1998 which widens to the north to two roads which encloses open land. It is a scattered village retaining this historic settlement pattern along the majority of its length.</p> <p>The site is to the south of the recreation ground and north of the large grounds relating to Morden Hall and to the east is open countryside extending towards a stream. It is part of the rural surroundings of the village and not associated with the built development. Development of this site would extend the eastern boundary of the village into open countryside and not be typical of the linear nature of the village highlighted in the SCVCS.</p> <p>There are well-established hedges along the northern and southern boundaries, which contain mature trees that enclose the site. The site is open on its western boundary with road allowing open views across the site towards open countryside. There is no physical feature marking the eastern boundary of the site apart from the presence of a public right of way that extends from the south eastern corner of the site northwards.</p>
<p><b>Can any issues</b></p>	<p>No</p>

<b>be mitigated?</b>	
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<b>Infrastructure</b>	
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<b>Highways access?</b>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Trap Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
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<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 Cambridge Water Company (CWC) distribution zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is capacity at the Guilden Morden wastewater 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. The developer will fund this assessment and any mitigation required.</li> </ul>
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<b>Drainage measures?</b>	No FRA provided.
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<b>School capacity?</b>	<p>Guilden Morden has one primary school with a PAN of 12 and school capacity of 84, and lies within the catchment of Bassingbourn Village College with a PAN of 150 and school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 21 surplus primary places in Guilden Morden taking account of planned development in Guilden Morden, and a small deficit of 9 secondary places taking account of planned development across the village</p>
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	college catchment area.
<b>Health facilities capacity?</b>	Ashwell GP surgery (2.91miles) Bassingbourn surgery (3.36miles)
<b>Any other issues?</b>	The promoter has provided the following additional information –  As part of the proposal additional land is potentially available for recreation use, subject to the scale of any proposal.  A benefit of the development would be that monies generated from the sale of County Council land assets benefits the people of Cambridgeshire and the services they receive.
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 1.58ha)
<b>Site capacity</b>	41
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Cambridgeshire County Council and individual owner.
<b>Legal constraints?</b>	Need for formal agreement to be concluded between the two landowners.  There is a footpath running along the southern boundary against Morden Hall that connects to the Recreation Ground and further in in Cambridgeshire County Council control. The short section parallel to the Trap Road could be retained, diverted or realigned as required.
<b>Is there market interest in the site?</b>	The site has not been marketed. A developer has showed interest although the land has not actively been promoted.
<b>When would the site be available</b>	<ul style="list-style-type: none"> <li>The site is available immediately.</li> </ul>

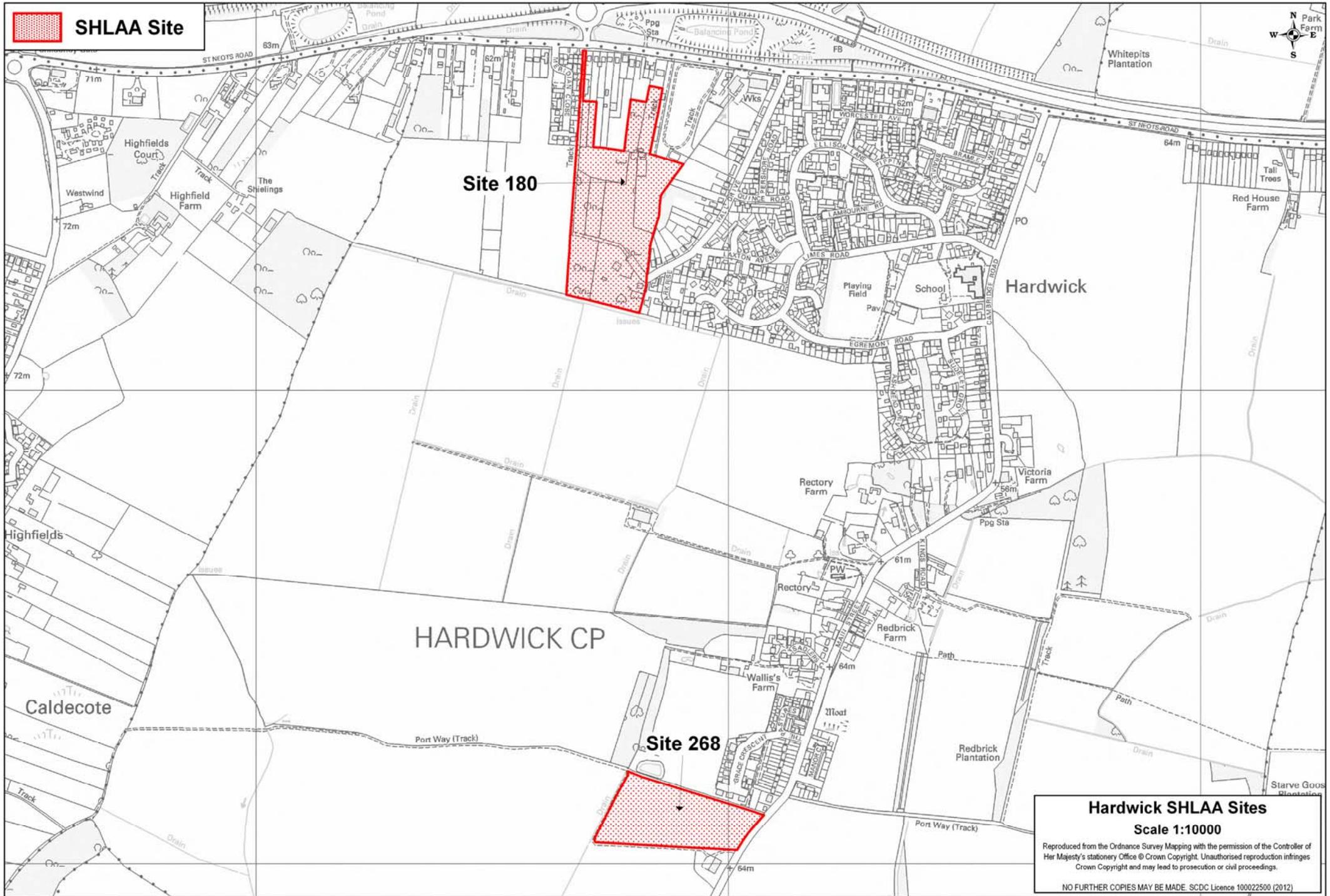
for development?	
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<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	<ul style="list-style-type: none"> <li>The first dwellings could be completed on site 2011-16</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	The land is in a high value part of the County and thus viability is unlikely to be an issue.
<b>Are there any cost factors that would significantly affect deliverability?</b>	-
<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**



**Site 180**

**Site 268**

**Hardwick**

**HARDWICK CP**

**Caldecote**

**Hardwick SHLAA Sites**

**Scale 1:10000**

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

**Site Assessment Proforma**

<b>Location</b>	Hardwick
<b>Site name / address</b>	Land off St Neots Road
<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>	150-200 dwellings
<b>Site area (hectares)</b>	7.04ha
<b>Site Number</b>	180
<b>Site description &amp; context</b>	<p>The site is to the western side of Hardwick behind residential properties with long gardens on the south side of St Neots Road. Residential properties in Hall Drive back onto the eastern boundary. There is open countryside to the south and south - west. To the east the site adjoins pastureland that fronts onto St Neots Road. To the north - west is residential.</p> <p>The site comprises of a mixture of pastureland and woodland and to the south east an isolated residential property.</p>
<b>Current or last use of the site</b>	Residential and paddock
<b>Is the site Previously Developed Land?</b>	No but dwellings included in the site would be PDL.
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>2006 –LDF Objection site 57. Larger site considered that takes in all the dwellings and properties fronting onto St Neots Road.</p> <p>2002 – Inspector of Local Plan considered various sites south of St Neots Road between the Enterprise Café and Hall Drive (10 objectors) (paras. 42.2 – 42.5). He did not consider there was a case for the westward expansion of Hardwick.</p>

	<p>1988 – Planning application refused for two dwellings on part of the site and appeal dismissed. S/2231/88/O</p> <p>The appeal Inspector noted “The site is disused overgrown land at the back of a roadside ribbon of buildings, which ribbon is separated from the main built-up area of the village by a field. Behind the ribbon are fields and I saw that the site combines with them to form an extensive area of open countryside. My judgement is that the proposed dwellings would be seen not as a natural development within the ribbon, but as an unnatural extension to the ribbon because they would bring development in depth to this part of the ribbon. In my judgement, the degree of this development in depth would be enough to ensure that the proposed development would be seen as unduly intrusive into the countryside which surrounds the village called Hardwick.”</p>
<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>	No
<b>Tier 1 conclusion:</b>	<p>The site is to the western side of Hardwick behind residential properties in St Neots Road. Residential properties in Hall Drive back onto the eastern boundary. There is open countryside to the south and south - west. To the east the site adjoins pastureland that fronts onto St Neots Road. To the north - west is residential.</p> <p>The site comprises of a mixture of pastureland and woodland and to the south - east an isolated residential property.</p>
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - Archaeological works</li> </ul>

	<p>undertaken in connection with road construction to the north have identified evidence for Iron Age and Roman settlement. Further information would be necessary in advance of any planning application for this site.</p> <ul style="list-style-type: none"> <li>• Listed buildings: Possibly visible from Hardwick Church which is 670metres south east of the site across fields (Grade II*) but set within backdrop of village in this view.</li> </ul>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <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 landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land – the majority of the site is grade 3 with grade 2 on the western quarter of the site.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – no issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise: Generation</li> <li>• No obvious / apparent noise related issues, therefore no objection in principle. However some workshops / warehouse type uses to rear of properties on St Neots Rd that may require assessment.</li> <li>• 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 landscape impact?</b></p>	<p>Hardwick is a small village situated in the Western Claylands region of South Cambridgeshire. The setting for the village is described in the South Cambridgeshire Village Capacity Study (SCVCS) 1998 as a broad scale rolling largely arable landscape. Large open fields with few trees or hedgerows dominate the surroundings.</p> <p>The SCVCS recognises that Hardwick has grown substantially since the 1970’s with housing estates being added to the village. These new developments have been sufficiently separate from the historic core that they have not affected the key attributes or landscape setting of the village. It has been within defined limits according to</p>

	<p>the SCVCS, which included the enclosed wooded area that this site is within. Development of this site would extend the built form into open countryside.</p> <p>The SCVCS identifies a distinctive area of woodland, small fields and hedgerows immediately to the west of the Limes Estate and it is within this area that the site is located. The SCVCS states that this provides a more enclosed landscape than the surrounding wider rolling countryside. The enclosed fields and wood form a transition between the village and the surroundings. Development of this site is likely to result in the loss of this enclosed wooded area that provides this transitional edge to the village.</p> <p>The site adjoins the long gardens of the residential properties in Hall Drive and some properties in St Neots Road. These long gardens are included in the list of key attributes for Hardwick in the SCVCS. Part of the site actually includes some of the long gardens of houses in St Neots Road and development within these would result in the reduction of this key attribute.</p> <p>Adjacent to the eastern edge of the site along St Neots Road there is pastureland fronting onto the roadway. This creates a break in the built frontage along this road where land with a rural character encroaches into the village.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	The access link to the public highway is unsuitable to serve the number of units that are being proposed.
<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 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 –no supply?</li> <li>• Mains sewerage – The Bourne wastewater treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed</li> </ul>

	development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Hardwick has one primary school with a PAN of 45 and school capacity of 315, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 92 surplus primary places in Hardwick taking account of planned development in Hardwick, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 200 dwellings could generate a need for early years places and a maximum of 70 primary school places and 50 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Comberton Surgery (1.38miles) - No capacity Bar Hill Health Centre (3.06miles) – No capacity. Needs replacing. Monkfield Medical Practice Cambourne (3.23miles) –Could be extended. Extension planned for extra 950 homes. Would need new facility to meet further growth.
<b>Any other issues?</b>	<p>The promoters have provided the following additional information –</p> <p>The development of this land for housing provides a logical extension of the village of Hardwick and will provide an integration of the existing village with properties running south along St Neots Road, up to and including the houses at Meridian Close.</p>
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 5.28ha)
<b>Site capacity</b>	158
<b>Density</b>	30pdh

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Consortium of landowners own the land – Hardwick Consortium
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed but there has been interest shown from 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> </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>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<b>Could issues identified be overcome?</b>	N/a
<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

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

**Site Assessment Proforma**

<b>Location</b>	Hardwick
<b>Site name / address</b>	Toft Road, Hardwick
<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>	3.61 ha
<b>Site Number</b>	268
<b>Site description &amp; context</b>	The site is on the southern edge of Hardwick west of Main Street and adjoins residential development to the north-east and large fields in open countryside in all other directions. There is Portway Farm building adjacent to the south-eastern boundary of the site.  The site is an arable field.
<b>Current or last use of the site</b>	Agricultural land.
<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>	2000 – Planning permission was refused for an agricultural dwelling on part of the site adjacent to Portway Farm. (S/0542/00/O)
<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</b>	No

<b>make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	The site is an arable field on the southern edge of Hardwick and adjoins residential development to the north-east and large fields in open countryside in all other directions. No strategic considerations have been identified that would prevent development of this site.
<b>Does the site warrant further assessment?</b>	Yes.

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the site is approximately 250 m south of the conservation area. Development of this site will have an adverse effect on setting of the village and the conservation area as significant rural character and hedged frontage is likely to be lost in providing visibility splays required.</li> <li>• Non-statutory archaeological site – the site is located to the south west of a possible medieval homestead moat. 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 – a bridleway follows the northern boundary of the site from Mann Street westwards.</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 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> <li>• The site is agricultural land grade 2.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Air quality issues – this location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise issues – there appears to be an agricultural storage building to the south. However no obvious / apparent noise related issues, therefore no objection in principle. Some minor to</li> </ul>

	<p>moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</p>
<p><b>Townscape and landscape impact?</b></p>	<p>Hardwick is a small village situated in the Western Claylands region of South Cambridgeshire. The setting for the village is described in the South Cambridgeshire Village Capacity Study (SCVCS) 1998 as a broad scale rolling largely arable landscape. Large open fields with few trees or hedgerows dominate the surroundings.</p> <p>The village edge to Hardwick is well defined and well screened with tree cover and mature hedgerows except in the extreme south where the SCVCS identifies the edge as being exposed with linear development along Main Street being visible from the wider landscape. The site is on this southern edge and forms part of the network of large open fields that extends to the west and south into wide open countryside highlighted by the SCVCS as creating the landscape setting to the village.</p> <p>In approaching the village from the south the houses to the north of the site are the first glimpses of the village through the mature hedgerow with trees that forms the boundary of the site along Main Road. The northern boundary of the site alongside the housing is open in parts but with some mature trees screening the new development in Grace Crescent. This part of the village is characterised by linear housing development visible from the west due to its slightly raised elevation.</p> <p>Development of this site would have a significant adverse impact on the townscape and landscape of this area, as it would be contrary to the linear character of this part of the village and would result in the encroachment of the built area into the open countryside.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No – it is not possible to mitigate the impacts on the townscape and landscape.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual</p>

	<p>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 Toft 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 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 – Hardwick is already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – The Bourn wastewater treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Hardwick has one primary school with a PAN of 45 and school capacity of 315, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 92 surplus primary places in Hardwick taking account of planned development in

	<p>Hardwick, and a large deficit of 352 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 on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Comberton Village College and/or the provision of a new school.</p>
<b>Health facilities capacity?</b>	<p>Comberton Surgery (1.38 miles) – No capacity.</p> <p>Bar Hill Health Centre (3.06 miles) – No capacity and needs replacing.</p> <p>Monkfield Medical Practice Cambourne (3.23 miles) – Could be extended. Extension planned for extra 950 homes. Would need new facility to meet further growth.</p>
<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.

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (if unconstrained 2.71 ha)
<b>Site capacity</b>	None (if unconstrained 81 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>	Individual landowner

<b>status?</b>	
<b>Legal constraints?</b>	No
<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.</li> <li>• The site could become available 2016-21</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>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	no
<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</p>

	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.
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<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>	Harston
<b>Site name / address</b>	180 High Street
<b>Category of site:</b>	A development within the existing village development framework boundary
<b>Description of promoter's proposal</b>	14 dwellings (note: site does not meet the size threshold, however sites are allocated for residential development of 10 or more dwellings, a requirement that the promoter's proposal meets, and the capacity will be tested through the assessment)
<b>Site area (hectares)</b>	0.24 ha,
<b>Site Number</b>	030
<b>Site description &amp; context</b>	<p>The site is on the northern edge of Harston located to the south of the corner junction of the High Street (A10) and London Road (B1368). There are residential uses to the south and east of the site.</p> <p>The site comprises a large property used as a restaurant and formerly a public house, which overlooks the road junction. There is hard standing for car parking to the rear and side of the property and also an area of grass. There is a small building within the car parking area.</p>
<b>Current or last use of the site</b>	Restaurant
<b>Is the site Previously Developed Land?</b>	Yes
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>An application for a 32 bed roomed hotel and extension to the public house was refused in 1990. The reason for refusal was the scale of the expansion, which would result in overdevelopment of the site with insufficient car parking within the scheme.</p> <p>Outline planning permission with conditions was given in 1987 for 5 dwellings on the land adjoining the 'Old English Gentleman' public house.</p> <p>Two planning applications have been refused for residential</p>

	development in 1980 which included land to the rear of 168 High Street ( this forms part of Site 164). The reason for refusal for both was that the design and layout would involve the provision of an access to a backland site, the development of which for two dwellings to the rear existing residential properties is unacceptable by reason of overlooking , loss of privacy and general disturbance. If permitted the proposal would create a precedent which would make all the more difficult to refuse applications for residential development on land to the rear of existing properties.
<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>Proximity to hazardous installations – The site is within the Health and Safety Executive Area for the Bayer CropScience Limited, Cambridge Road, Hauxton.</li> </ul>
<b>Tier 1 conclusion:</b>	The site is located on the northern edge of Harston. It comprises of a former public house now used as a restaurant situated at the junction of the High Street and London Road. There are residential areas to the south and east of the site. The main building overlooks the road junction with hard standing for car parking and an area of grass to the rear of the main building on the site. The site is within the Hauxton area.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - Crop marks to the north indicate the location of probable settlement and boundaries of late prehistoric or Roman date. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders – there are protected trees in the front garden of 167 High Street which on the opposite side of the road west of the site.</li> <li>Biodiversity features – Chalkland landscapes support species</li> </ul>

<b>considerations?</b>	<p>and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise - Noise from High St / London Rd junction but can be mitigated by design and layout, which may influence density, therefore no objection in principle.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village. The hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road. The A10 road has been an important transport link between Cambridge and Royston since the Middle Ages attracting travellers, which has meant that over time a number of inns and trades people located along it.</p> <p>Approaching the village from the north there is a large area of woodland and lakes up to the village boundary, which creates according to the SCVCS a distinct separation between Harston and Hauxton the neighbouring village along the A10.</p> <p>The site is on the northern edge of the village at the junction of the A10 with the London Road. This is a busy road junction that now has traffic lights to control the flow of vehicles. The main building on the site was formerly a public house now being used as a restaurant and it is positioned so that it looks out over this road junction in a way characteristic of a roadside inn. It is close to the road edge. It faces north so can be seen clearly on entering the village from the north.</p> <p>There are no fences or hedges along the two roadside edges, which results in wide-open views into the site from these boundaries. To the rear of the main building is hard standing for car parking and an area of grassland that is all highly visible from the A10. From the London Road there is an area of grass with a single mature tree within it with open views into and from the site. This openness around a building is not characteristic of the linear hidden nature of neighbouring residential properties, which typically are set well back</p>

	<p>from the road and have mature hedges and trees screening them from views from the road.</p> <p>The residential properties that adjoin the site to the south and east are very close to the site boundary, which is formed by a fence.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. The scale of development on this site would be out of character with the surrounding low density, where properties are set back from the road in large plots.</p>
<b>Can any issues be mitigated?</b>	No. Significant townscape impacts - development of the scale proposed would not be compatible with its surroundings.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to London 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. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Harston is a settlement served by gas and since this is a smaller site of less than 150 dwellings it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>

<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, 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 a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 14 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton growth.
<b>Any other issues?</b>	<p>The promoter has provided the following information as to the benefits of developing the site –</p> <p>Affordable inclusion.</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>	No
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.24 ha if unconstrained)
<b>Site capacity</b>	7 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>	Manhattan Corporation Ltd
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed and promoters would develop themselves.
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>• The site is not available immediately because there is a tenant on site that can be removed</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 identified
<b>Are there any cost factors that would significantly affect deliverability?</b>	None identified (however there are currently tenants on the site.)
<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>
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<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>	Harston
<b>Site name / address</b>	Land to the east of Button End and South of Beech Farm Cottages.
<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 12 dwellings with open space
<b>Site area (hectares)</b>	0.58 ha.
<b>Site Number</b>	118
<b>Site description &amp; context</b>	<p>The site is on the edge of the southern part of Harston. The northern boundary is adjacent to the road – Button End and beyond is open countryside. The western boundary has a residential property (22 Button End) with a long garden adjacent to it for its entire length. To the east and north is countryside. A footpath follows the eastern boundary and it is this that marks the eastern extent of the site as there is no hedge boundary – the site is part of a larger open field.</p> <p>The site is an agricultural field.</p> <p>The large agricultural buildings associated with Beech Farm are to the south east ( this is being considered as a site – Site 119)</p>
<b>Current or last use of the site</b>	Agriculture
<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>• 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. Harston is within one of the outer rural areas of the GB where views of Cambridge City are absent. The GB in this part of the village assists in creating a rural character to Harston thereby preserving the special landscape setting south of Cambridge.</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 – the entire site is within a safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the edge of the southern part of Harston. The northern boundary is adjacent to the road – Button End and beyond is open countryside. The western boundary has a residential property (22 Button End) with a long garden adjacent to it for its entire length. To the east and north is countryside. A footpath marks the eastern boundary.</p> <p>The site is an agricultural field, which is within a safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy. The site is 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>• 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 – Harston House at 38 Church Street is a Grade II* Listed Building is east of the site (300 m). To the south west of the site are the Church of All Saints is Grade II* Listed, the former vicarage at 67 Church St is Grade II, and Manor House Church St is grade II*. Development of the site could impact the set of this group of Listed Buildings. Park House, High Street is Grade II Listed and is some 470 metres from the site across open fields.</li> <li>Non-statutory archaeological site - Cropmarks to the immediate north indicate the location of settlement of probable late prehistoric and/or Roman 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>Important Countryside Frontage – the road frontage to the south of the site along Church Street is identified as an ICF for the width of the field.</li> <li>Public Rights of Way – a footpath follows the eastern boundary of the site from the road Button End towards Beech Farm.</li> <li>Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.</li> </ul>
<b>Physical considerations?</b>	None
<b>Townscape and landscape impact?</b>	<p>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having areas with identifiable characteristics. Church Street and the southern part of the High Street comprise the historic core and they have a linear form containing a mix of old and newer buildings. The study particularly notes the tranquil character of Church Street being off the main Cambridge to Royston Road.</p> <p>The site is located north of Church Street on land to the south of</p>

	<p>Button End. It is part of a larger field on the edge of the village. There is no hedge or field boundary to identify the eastern extent of the site but a public footpath follows its eastern boundary and this has been used to mark the edge. The footpath links Button End with Beech Farm to the south.</p> <p>The road edge with Button End does not have a fence or hedge, which results in an open view southwards across the farmland towards Harston and wide open views northwards into open countryside. The SCVCS describes the landscape setting of Harston as being primarily characterised by a mixture of large arable fields, very open views, broken up by occasional treebelts between fields. The site is part of this network of large arable fields.</p> <p>There is an important countryside frontage to the west of Beech Farm along church Street which consists of mature trees that partly screen views northwards across an enclosed field with mature trees and hedgerow boundaries which the SCVCS describes as providing a strong rural edge to this part of Harston. The site is in the open countryside beyond the enclosed field. This frontage enhances the tranquil rural character for this part of Church Street – a key attribute listed in the SCVCS.</p> <p>All Saints Church along with the Manor House is situated off Church Street south of the site. There is a parkland setting created by the grounds of the manor which adds to the tranquil character of Church Street. Development of the site could impact on views of the church.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. The site forms an important part of the historic and rural setting of this part of the village where there are several Grade II* and II Listed Buildings. It would also have a detrimental impact on the Important Countryside Frontage to the south.</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 several Grade II* Listed buildings and the Important Countryside Frontage to the south, 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 Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other</p>

	<p>sites are less likely to become a major issue for the SRN.</p> <p>A junction located on Button 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 Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>
<b>Drainage measures?</b>	<p>From the OS map a drainage channel / stream follows the southern boundary.</p>
<b>School capacity?</b>	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, 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 a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 12 dwellings could generate a need for early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, 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>The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton growth.</p>
<b>Any other issues?</b>	
<b>Can issues be</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains</p>

mitigated?	water and sewerage), school capacity and health.
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Does the site warrant further assessment?	No
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
Developable area	None (0.39 ha if unconstrained)
Site capacity	12 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?	Yes
Site ownership status?	Jesus College
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed. It is considered that when the site is that there will be interest from developers according to the promoter.
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 2011-16
Are there any market factors that would significantly affect	None to their knowledge

<b>deliverability?</b>	
<b>Are there any cost factors that would significantly affect deliverability?</b>	None to their knowledge
<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.

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

**Site Assessment Proforma**

<b>Location</b>	Harston
<b>Site name / address</b>	Land to the north of Church Street
<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 associated open space and landscaping
<b>Site area (hectares)</b>	0.72 ha.
<b>Site Number</b>	119
<b>Site description &amp; context</b>	<p>The site is on the edge of the southern part of Harston, north of Church Street. There are residential uses to the east of the site and Beech Farm and further residential properties to the south. To the west is an enclosed field that links northwards with the wider countryside. To the north east of the site is a sewage pumping station.</p> <p>The site comprises of a number of large agricultural buildings associated with Beech Farm. There is an area of grass with trees on the southern third of the site. The building in the northern part of the site has planning permission for use as stables. Additionally on the eastern part of the site a former agricultural building has permission for use for engineering.</p>
<b>Current or last use of the site</b>	Commercial / agricultural use
<b>Is the site Previously Developed Land?</b>	Yes / No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>Site Specific Proposals DPD 2006 – Objection site 58. A larger site which included this one plus Beech Farm to the south of the current site was considered by the inspector.</p> <p>Planning permission was given for stables in the northern section of the site in 2000.</p> <p>Permission was given in 1999 for a small agricultural building on the</p>

	<p>eastern edge of the site to be converted from agricultural use to be used as an engineering workshop.</p> <p>Planning permission was refused for residential use of this site in 1987. The reasons for refusal included was that the development was of a scale and location contrary to the settlement policies of the then Structure Plan.</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 – the entire site is within a safeguarded area for sand and gravel</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the edge of the southern part of Harston, north of Church Street. There are residential uses to the east of the site and to the south. To the west is an enclosed field that links northwards with the wider countryside. To the north east of the site is a sewage pumping station.</p> <p>The site comprises of a number of large agricultural buildings associated with Beech Farm with an area of grass with trees on the southern third of the site.</p> <p>The site is within a minerals safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p>
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed buildings – Harston House at 38 Church St is a Grade II* Listed Building is east of the site (100m). To the west of the site are the Church of All Saints is Grade II* Listed, the former vicarage at 67 Church St is Grade II, and Manor House Church</li> </ul>

	<p>St is Grade II*. Development of the site could impact the set of this group of Listed Buildings. Park House, High Street is Grade II Listed and is some 400 metres from the site across open fields.</p> <ul style="list-style-type: none"> <li>• Non-statutory archaeological site - The site is located in the historic core of the village to the east of the medieval parish All Saints church. There is also evidence for prehistoric and Roman activity in the vicinity. 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>• Important Countryside Frontage – the road frontage to the west of the site along Church Street is identified as an ICF for the width of the field. Also the road frontage to the east along Church Street adjacent to Harston House is an ICF and for the entire length of the gap between 12 Church St to 21 High Street</li> <li>• Public Rights of Way – a footpath follows the eastern boundary of the site from Church Street northwards.</li> <li>• Biodiversity /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Commercial / agricultural use, requires assessment, can be conditioned</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having areas with identifiable characteristics. Church Street and the southern part of the High Street comprise the historic core and they have a linear form containing a mix of old and newer buildings. The study particularly notes the tranquil character of Church Street being off the main Cambridge to Royston Road.</p> <p>The site is located north of Beech Farm on Church Street and currently in agricultural and commercial use. It has residential neighbours to the east and south, which look into the site. There are trees within the gardens of these properties that provide some screening of these views</p>

	<p>There is an important countryside frontage to the west of Beech Farm which consists of mature trees that partly screen views northwards into open fields and wider countryside beyond and north –eastward towards the site. This frontage enhances the tranquil rural character for this part of Church Street – a key attribute listed in the SCVCS.</p> <p>All Saints Church along with the Manor House is situated off Church Street west of the site. There is a parkland setting created by the grounds of the manor which adds to the tranquil character of Church Street. Development of the site could impact on views of the church.</p> <p>The SCVCS states that the small enclosed fields with mature trees and hedgerow boundaries provide a strong rural edge to this part of Harston. The enclosed field west of the site is an example of such a field. This western boundary of the site has numerous trees along it as has the northern boundary of the site. The SCVCS identifies the views across small fields with hedgerows from this point as providing a transition between the village core and large open fields to the north.</p> <p>There is also east of the site along Church Street an important frontage where countryside is brought within the heart of the historic core of the village. This creates an area of woodland into the centre of the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. Although there is potential for improving the site with the removal of the farm buildings, redevelopment for housing will alter the character of this rural part of the village. The site forms an important part of the historic and rural setting of this part of the village where there are several Grade II* and II Listed Buildings. It would also have a detrimental impact on the Important Countryside Frontage to the south west.</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 several Grade II* Listed buildings and the Important Countryside Frontage to the south west, 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 Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p>

	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 Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>From the OS map it is evident that there are drainage channels from the river that follow all but the southern boundary of the site.</p>
<b>School capacity?</b>	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, 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 a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton growth.
<b>Any other issues?</b>	
<b>Can issues be</b>	No. It is not possible to provide safe highway access to the site.

<b>mitigated?</b>	Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
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<b>Does the site warrant further assessment?</b>	No
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.49ha. if unconstrained)
<b>Site capacity</b>	15 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>	Jesus College
<b>Legal constraints?</b>	No
<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</b>	None to their knowledge

<b>affect deliverability?</b>	
<b>Are there any cost factors that would significantly affect deliverability?</b>	None to their knowledge
<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.

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

<b>Location</b>	Harston
<b>Site name / address</b>	158 High Street
<b>Category of site:</b>	A development within the existing village development framework boundary
<b>Description of promoter's proposal</b>	15-20 dwellings
<b>Site area (hectares)</b>	0.71ha
<b>Site Number</b>	164
<b>Site description &amp; context</b>	<p>The site is east of the A10 in the northern part of Harston village. It is surrounded on all sides by residential uses.</p> <p>The site comprises a house - no 158 High Street that adjoins the main road. This property has a long garden, which is included in the site. Land to the rear of 156 High Street is also included in the site and forms the southern boundary. Further land rear of 164 and 168 High Street forms the northern section of the site and is a mix of grass and scrubland with groups of trees.</p>
<b>Current or last use of the site</b>	Residential and garden
<b>Is the site Previously Developed Land?</b>	Part of site with house on it is PDL
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>Outline planning permission was granted in 1992 for one dwelling on land adjacent to 168 High Street. Although the access to the A10 is further north from the site now being considered the planning permission included backland (land rear of 168 High St) now being proposed for housing. This includes the northern half of the current site to the rear of 168 and 164 High Street. An application for 3-4 houses on this land had been refused in 1980.</p> <p>An appeal was allowed in 1980 for one dwelling on the land to the rear of 168 High Street. This land is part of the current site being proposed for housing. The Council had refused the application because of the traffic impact onto the A10 but the inspector</p>

	<p>considered that there would be sufficient turning space within the site to allow for vehicles to safely access the A10.</p> <p>There have been a number of planning applications for larger scale residential development of the land to the rear of the High Street which have been refused in the 1980s on the grounds that such backland development would create a precedent which would make all the more difficult the refusal of other applications for residential development to the rear of High Street and London Road. Also the adverse impact of increased traffic movements onto the A10.</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>Proximity to hazardous installations – The site is within the Health and Safety Executive Area for the Bayer CropScience Limited, Cambridge Road, Hauxton.</li> </ul>
<b>Tier 1 conclusion:</b>	The site is east of the A10 in the northern part of Harston. It is surrounded by residential uses. The site comprises of a residential property (158 High St) and its garden and land to the rear of 156 and 164 High St which is part of the gardens of these properties. Also land to the rear of 168 High Street which is a mix of grassland and scrubland.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - Cropmarks to the north indicate the location of probable settlement and boundaries of late prehistoric or Roman date. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and</b>	<ul style="list-style-type: none"> <li>Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble</li> </ul>

<b>considerations?</b>	<p>beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p>
<b>Physical considerations?</b>	None
<b>Townscape and landscape impact?</b>	<p>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village. The hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road.</p> <p>The linear character of the house and garden – 158 High Street is typical of those properties adjoining the A10. The adjoining properties along this section of the A10 are screened by mature trees and well-established hedges and are set back from the road. This is listed in the SCVCS as a key attribute – long garden of houses fronting the High Street. The land behind these houses that forms the site cannot be seen from the A10 and is enclosed by the surrounding residential properties.</p> <p>Development of this site would have a neutral effect on the landscape and townscape setting of Harston. It forms an area of backland development to the rear of the residential properties. There are a number of trees scattered within it, some of which follow the lines of the property boundaries. The area that forms the northern part of the site is scrubland. Other than the removal of a property on the road frontage, the development will not be visible.</p>
<b>Can any issues be mitigated?</b>	Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site.

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

	<p>pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to the A10 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 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, 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 a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 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>	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton growth.
<b>Any other</b>	The promoter provided the following additional information –

<b>issues?</b>	Opportunities from development - Provision of 6-8 affordable homes / 9-12 family homes.
<b>Can issues be mitigated?</b>	Yes

<b>Does the site warrant further assessment?</b>	Yes
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	0.48 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>	Yes
<b>Site ownership status?</b>	Single individual landowner.
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed but there has been interest shown 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</b>	No

that would significantly affect deliverability?	
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	
<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 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>	Harston
<b>Site name / address</b>	Land to rear of 98 to 102 High Street
<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>	72-100 dwellings with potential for public open space
<b>Site area (hectares)</b>	2.87
<b>Site Number</b>	226
<b>Site description &amp; context</b>	<p>The site is in the middle of Harston adjoining the A10. To the north of the site are residential areas. Two houses adjoin the southern boundary near the A10. There is pastureland to the east and south of the site, which extends out into open countryside.</p> <p>The site includes three residential properties with their gardens, which face onto the A10 – 98, 100 and 102 High Street. The site is 'L' shaped and its northern boundary wraps around the cul-de-sac High Meadows. The majority of the site is pastureland with a small building in the northwest corner of the field.</p> <p>The western part of the site adjoining the A10 is considered as a single site – Site 289.</p>
<b>Current or last use of the site</b>	Residential and fenced pasture
<b>Is the site Previously Developed Land?</b>	Yes / No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	Outline planning permission has been given for the demolition of the properties of 98-102 High Street and the erection of 5 dwellings within the boundaries of these properties in July 2010 (S/1230/10/F).
<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.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <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. This part of the GB in Harston does not provide views of Cambridge city but has the function of providing a distinctive setting to one of the approaches to the city. It assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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 – the entire site is within a mineral and waste safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is in the middle of Harston east of the A10. There are residential areas to the north and west of the site. To the south and east is pastureland extending into open countryside. The site includes 98 –102 High Street, which are three residential properties and their gardens. The majority of the site is pastureland.</p> <p>The site is within a safeguarding area for sand and gravel identified in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p> <p>The majority of the site is located in 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>• 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 - 91 and 93 High Street and Park House and its stables are all Grade II Listed Buildings, the properties being some 70 metres from the site on the opposite side of the A10.</li> <li>Non-statutory archaeological site - Cropmarks to the west indicate the location of probable settlement of late prehistoric or Roman 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>Tree Preservation Orders - there are protected trees within the grounds of the large property at 94 High Street. Part of this group of trees is adjacent to the south- western boundary of the site.</li> <li>Important Countryside Frontage – south of 94 High Street there is gap in the built development of the village and this is identified as an important countryside frontage.</li> <li>Public Rights of Way – a footpath from the A10 around the edge of 94 High Street then follows the southern boundary of the site</li> <li>Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.</li> </ul>
<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>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village. The hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road.</p>

	<p>The SCVCS describes the landscape setting of Harston as primarily characterised by a mixture of large arable fields, very open views, broken up by occasional treebelts between fields.</p> <p>The three houses within the site are well screened from the A10 with the characteristic mature front garden that hides the property from the busy road. The pastureland behind the properties forms part of an area that is described by the SCVCS as being enclosed fields. It has within it groups of trees. The study specifically identifies the well-wooded track, which follows the southern boundary of the site. The SCVCS sees these enclosed features on the east side of the A10 as being in marked contrast to the open fields to the west of the road. Such enclosed fields and tree groups provide a transition between village and open fields. This is identified as a key attribute of Harston.</p> <p>To the south of the site there is a gap in the built form of the village where open countryside is directly within the heart of the village, designated Important Countryside Frontage. Along this gap is a hedgerow which allows glimpses through it to fields beyond. Looking north from this gap the hedgerow and groups of trees that follow the track on the site's southern boundary screen views into the site from this roadside frontage. The protected trees within the garden of 94 High Street add to the wooded character of this viewpoint.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. Development would result in the loss of a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10, and loss of hedgerow to the road frontage to gain access would have a detrimental impact.</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 several Grade II Listed Buildings and result in the loss of important rural character, which it would not be possible to mitigate.

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

	<p>A junction located on to the High Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>The promoter has stated in the Call for sites questionnaire the following – It has been demonstrated that an access can be achieved to the site as part of a previous application on numbers 98-102 High Street, Harston (S/1230/10) which would facilitate development on the frontage and as such the site must be considered to be deliverable.</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 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, 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 a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>

<b>Health facilities capacity?</b>	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton growth.
<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
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 2.15 ha.)
<b>Site capacity</b>	65 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 in the ownership of a single family.
<b>Legal constraints?</b>	The existing dwellings are let to tenants however vacant possession could be obtained within 2 months. The site is therefore available for residential development.
<b>Is there market interest in the site?</b>	The site has not been marketed. However the planning consultants acting on behalf of the promoter have stated that, in their opinion, the site represents an attractive and viable proposition for the development industry.
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the</b>	<ul style="list-style-type: none"> <li>• The first dwellings could be completed on site 2011-16</li> <li>• Phasing - 2011-16 =60 2016-21 = 40</li> </ul>

<b>development</b>	
<b>Are there any market factors that would significantly affect deliverability?</b>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<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.

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

<b>Location</b>	Harston
<b>Site name / address</b>	Land south of 93 High St
<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>	100-140 dwellings with potential for public open space
<b>Site area (hectares)</b>	4.01ha
<b>Site Number</b>	228
<b>Site description &amp; context</b>	<p>The site is in the middle of Harston east of the A10. To the south of the site is a residential area. A track follows the northern boundary and there is house adjacent to the northwest corner of the site adjacent to the High Street. Beyond the track is pastureland. To the east is open countryside.</p> <p>The site is pastureland.</p>
<b>Current or last use of the site</b>	Fenced 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>2004 Local Plan - The inspector considered the designation of the Important Countryside Frontage on the High Street and rejected the suggestion that it should be removed. In his report he stated '<i>...44.12 This ICF occurs roughly at the mid-point of the High Street. I agree with the objector that the site is already strongly protected by its Green Belt status, but the site offers views of open countryside and in my view it fulfills the defined purpose of such frontages, which I have generally supported. I therefore do not support the objector's request that the ICF designation be deleted.</i>'</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>• 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. This part of the GB in Harston does not provide views of Cambridge city but has the function of providing a distinctive setting to one of the approaches to the city. It assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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 – the entire site is within a minerals safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is in the middle of Harston east of the A10. To the south of the site is a residential area. A track follows the northern boundary and there is house adjacent to the northwest corner of the site adjacent to the High Street. Beyond the track is pastureland. To the east is open countryside. The site is pastureland.</p> <p>The site is 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>• 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 site is within a minerals safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</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 – 91 and 93 High Street and Park House and its stables are all Grade II Listed Buildings, the properties being opposite side of the A10 from the site.</li> <li>Non-statutory archaeological site - Cropmarks to the north west indicate the location of probable settlement of late prehistoric or Roman 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>Tree Preservation Orders – within the grounds of Park House near to the road there is a large group of protected trees which include several broadleaf and coniferous trees- consisting mainly of ash; horse chestnut, lime, pine, sycamore and yew.</li> <li>Important Countryside Frontage – the edge of the site with the A10 for its entire length is identified.</li> <li>Public Rights of Way – a track follows the northern boundary of the site from the A10 in an eastward direction.</li> <li>Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise issues - Noise from High St but can be mitigated by design and layout, which may influence density, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village.</p>

	<p>The site is located within the heart of Harston and is part of where the open countryside intrudes into the centre of the village. The western boundary of the site along the A10 is formed by a hedgerow with trees that allows for broken view out into enclosed pastureland and beyond into open countryside. This section of the road has a distinctly rural character providing as it does an important countryside frontage. The SCVCS has identified this special rural edge coming directly into the village heart and has it within the list of key attributes of Harston.</p> <p>The SCVCS notes that the hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road. This is the case of the listed property – Park House – which is located on the opposite side of the road to the site and the mass of protected trees in the grounds fronting the road completely screen the house.</p> <p>The SCVCS describes the landscape setting of Harston as being primarily characterised by a mixture of large arable fields, very open views, broken up by occasional treebelts between fields. The fields beyond the eastern boundary of the site are typical of this wider rural setting of the village with large open fields with groups of trees.</p> <p>The houses in The Limes along the southern boundary have clear views overlooking the site from the south. There are trees along this boundary edge of the pastureland with the back gardens of the houses. A track follows the northern boundary of the site, which has many trees along side it providing a wooded edge to the site.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. Development of this large site would result in the loss of countryside which forms an important part of the rural character of this part of the village, designated Important Countryside Frontage. The land forms a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10 and development would have a detrimental impact on their setting.</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 several Grade II Listed Buildings and Important Countryside Frontage, resulting in the loss of important rural character, which it would not be possible to mitigate.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment</p>

	<p>that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to the High Street 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 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, 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 a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 140 dwellings could generate a need for early years places and a maximum of 49 primary school places and 35 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</b>	The Surgery, 11 Church Street, Harston, Cambs. – No capacity.

<b>capacity?</b>	Need extra space to meet Hauxton growth.
<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
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (3.01 ha if unconstrained)
<b>Site capacity</b>	90 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>	Single-family ownership.
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed. The planning consultants acting on behalf of the promoter have stated that the site in their opinion represents an attractive and viable proposition for the development industry.
<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 – 2011-16 = 60 2016-21 = 80</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 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p> <p>el?</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>	Harston
<b>Site name / address</b>	Land north of 70 High St
<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>	30-40 dwellings with public open space
<b>Site area (hectares)</b>	0.99 ha.
<b>Site Number</b>	288
<b>Site description &amp; context</b>	The site is in the middle of Harston east of the A10. To the south of the site is residential uses and to the east and north pastureland.  The site is pastureland with no physical feature to mark the northern boundary of the site from the adjoining pastureland.
<b>Current or last use of the site</b>	Fenced 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>	2004 Local Plan - The inspector considered the designation of the Important Countryside Frontage on the High Street and rejected the suggestion that it should be removed. In his report he stated ' <i>...44.12 This ICF occurs roughly at the mid-point of the High Street. I agree with the objector that the site is already strongly protected by its Green Belt status, but the site offers views of open countryside and in my view it fulfills the defined purpose of such frontages, which I have generally supported. I therefore do not support the objector's request that the ICF designation be deleted.</i> '
<b>Source of site</b>	Site suggested through call for sites

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

	<p>Green Belt Purposes</p> <ul style="list-style-type: none"> <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. This part of the GB in Harston does not provide views of Cambridge city but has the function of providing a distinctive setting to one of the approaches to the city. It assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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 – the entire site is within a minerals safeguarding area for sand and gravel.</li> </ul>
<p><b>Tier 1 conclusion:</b></p>	<p>The site is in the middle of Harston east of the A10. To the south of the site is residential uses and to the east and north pastureland opening onto wider countryside.</p> <p>The site is pastureland with no physical feature to mark the northern boundary of the site from the adjoining pastureland.</p> <p>The site is 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>• 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 site is within a minerals safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p>
<p><b>Does the site warrant further assessment?</b></p>	<p>Yes</p>

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – 91 and 93 High Street and Park House and its stables are all Grade II Listed Buildings, the properties being opposite side of the A10 from the site</li> <li>Non-statutory archaeological site - Cropmarks to the northwest indicate the location of probable settlement of late prehistoric or Roman 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>Tree Preservation Orders – within the grounds of Park House near to the road there is a large group of protected trees which include several broadleaf and coniferous trees- consisting mainly of ash; horse chestnut, lime, pine, sycamore and yew.</li> <li>Important Countryside Frontage – the edge of the site with the A10 for its entire length is identified.</li> <li>Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise issues - Noise from High St but can be mitigated by design and layout, which may influence density, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village. The landscape setting of Harston is primarily characterised by a mixture of large arable fields, very open views, broken up by occasional treebelts between fields.</p>

	<p>The site is located within the heart of Harston and is part of where the open countryside intrudes into the centre of the village. The western boundary of the site along the A10 is formed by a hedgerow with trees that allows for broken view out into enclosed pastureland and beyond into open countryside. This section of the road has a distinctly rural character providing as it does an important countryside frontage. The SCVCS has identified this special rural edge coming directly into the village heart and has it within the list of key attributes of Harston.</p> <p>The SCVCS notes that the hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road. This is the case of the listed property – Park House – which is located on the opposite side of the road to the site and the mass of protected trees in the grounds fronting the road completely screen the house.</p> <p>The houses in The Limes along the southern boundary have clear views overlooking the site from the south. There are trees along this boundary edge of the pastureland with the back gardens of the houses. There is no physical feature in the field to mark the northern boundary of the site. The eastern boundary of the site is with an enclosed wooded area.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. Development of this site would result in the loss of countryside which forms an important part of the rural character of this part of the village, designated Important Countryside Frontage. The land forms a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10 and development would have a detrimental impact on their setting.</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 several Grade II Listed Buildings and Important Countryside Frontage, resulting in the loss of important 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 Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p>

	A junction located on to the High Street would be acceptable to the 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 - 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 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, 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 a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40 dwellings could generate a need for early years places and a maximum of 14 primary school places and 10 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton growth.
<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 / No
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None (0.67 ha if unconstrained)
<b>Site capacity</b>	20 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>	Single family ownership
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed. The planning consultants acting on behalf of the promoter
<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 – 2011-16 = 40</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	No

<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<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.

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

**Site Assessment Proforma**

<b>Location</b>	Harston
<b>Site name / address</b>	Land at and to the rear of 98 – 102 High Street.
<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>	40-55 dwellings with public open space
<b>Site area (hectares)</b>	1.38ha
<b>Site Number</b>	289
<b>Site description &amp; context</b>	<p>The site is in the middle of Harston adjoining the A10. To the north of the site are houses in a cul-de-sac called High Meadows. Two houses adjoin the southern boundary near the A10. There is pastureland to the east and south of the site which extends out into open countryside. A footpath follows the southern boundary of the site.</p> <p>The site includes three residential properties, which face onto the A10 – 98, 100 and 102 High Street. The remainder of the site is pastureland with a small building in the northwest corner of the field.</p> <p>The site is adjacent to Site 228. It is also considered as part of a larger site – Site 226.</p>
<b>Current or last use of the site</b>	Residential and Fenced Pasture
<b>Is the site Previously Developed Land?</b>	Part of site with houses on is PDL
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	Outline planning permission has been given for the demolition of the properties of 98-102 High Street and the erection of 5 dwellings within the boundaries of these properties in July 2010 (S/1230/10/F).
<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.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> <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. This part of the GB in Harston does not provide views of Cambridge city but has the function of providing a distinctive setting to one of the approaches to the city. It assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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 – the entire site is within a mineral and waste safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is in the middle of Harston east of the A10. There are residential areas to the north and west of the site. To the south and east is pastureland extending into open countryside. The site includes 98 –102 High Street, which are three residential properties and their gardens. The majority of the site is pastureland.</p> <p>The site is within a safeguarding area for sand and gravel identified in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p> <p>The majority of the site is located in 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>• 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 - 91 and 93 High Street and Park House and its stables are all Grade II Listed Buildings, the properties being some 70 metres from the site on the opposite side of the A10.</li> <li>Non-statutory archaeological site - Cropmarks to the northwest indicate the location of probable settlement of late prehistoric or Roman 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>Tree Preservation Orders - there are protected trees within the grounds of the large property at 94 High Street. Part of this group of trees is adjacent to the south- western boundary of the site.</li> <li>Important Countryside Frontage – south of 94 High Street there is gap in the built development of the village and this is identified as an important countryside frontage.</li> <li>Public Rights of Way – a footpath from the A10 around the edge of 94 High Street then follows the southern boundary of the site</li> <li>Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.</li> </ul>
<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>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village. The hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road.</p>

	<p>The three houses within the site are well screened from the A10 with the characteristic mature front garden that hides the property from the busy road.</p> <p>The SCVCS describes the landscape setting of Harston as primarily characterised by a mixture of large arable fields, very open views, broken up by occasional treebelts between fields.</p> <p>The pastureland behind the properties on the road forms part of an area that is described by the SCVCS as being enclosed fields. It has within it groups of trees. The study specifically identifies the well-wooded track, which follows the southern boundary of the site. The SCVCS sees these enclosed features on the east side of the A10 as being in marked contrast to the open fields to the west of the road. Such enclosed fields and tree groups provide a transition between village and open fields. This is identified as a key attribute of Harston</p> <p>To the south of the site there is a gap in the built form of the village where open countryside is directly within the heart of the village. along this gap is a hedgerow which allows glimpses through it to fields beyond. Looking north from this gap the hedgerow and groups of trees that follow the track on the site's southern boundary screen views into the site from this roadside frontage. The protected trees within the garden of 94 High Street add to the wooded character of this viewpoint.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. Development would result in the loss of a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10, and loss of hedgerow to the road frontage to gain access would have a detrimental impact.</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 several Grade II Listed Buildings and result in the loss of important 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 Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p>

	<p>This site is in principle acceptable to the Highway Authority.</p> <p>The promoter has provided the following additional information about access – It has been demonstrated that an access can be achieved to the site as part of a previous application on numbers 98-102 High Street, Harston (S/1230/10) which would facilitate development on the frontage and as such the site must be considered to be deliverable.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, 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 a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 55 dwellings could generate a need for early years places and a maximum of 19 primary school places and 14 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>	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton growth.
<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
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None (0.93 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>	No
<b>Site ownership status?</b>	Single family ownership
<b>Legal constraints?</b>	The existing dwellings are let to tenants however vacant possession could be obtained within 2 months. The site is therefore available for residential development.
<b>Is there market interest in the site?</b>	The site has not been marketed. There has been developer interest in the frontage land. The planning consultants acting on behalf of the promoters have stated that in their opinion the site represents an attractive and viable proposition for the development industry.
<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 – 2011-16 =25 2016-21 = 25</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	None

<b>Are there any cost factors that would significantly affect deliverability?</b>	None
<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



Brook Farm

Frog End Farm

Site 163

Frog End

Haslingfield

Lesanna Farm

Willow Farm

Grove Farm

Site 150

The Manor Great House

Vicarage

War Meml

School

Recn Gd

Pavilion

Chivers River Farm

**Haslingfield SHLAA Sites**

Scale 1:8000

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

<b>Location</b>	Haslingfield
<b>Site name / address</b>	Land at River Lane
<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 100 houses
<b>Site area (hectares)</b>	3.15ha
<b>Site Number</b>	150
<b>Site description &amp; context</b>	The site is on the eastern edge of Haslingfield. The western boundary of the site is adjacent to the rear gardens of houses in Cantelupe Road. A byway - River Lane follows part of the southern boundary from Cantelupe Road before it becomes a bridleway, which continues eastward alongside the River Rhee. A track follows most of the eastern boundary of the site. There is open countryside to the north. The flood plain of the River Cam or Rhee is to the east and south east of the site. To the south west of the site is the Haslingfield recreation ground. The site is an arable field.
<b>Current or last use of the site</b>	Agriculture
<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>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. Haslingfield is within the outer rural areas of the GB. The GB in Haslingfield assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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 - Eastern part of site in floodzone 2 assessed as having between 1 in 100 and 1 in 1000 annual probability of river flooding . PPS 25 Table D2 confirms that houses are appropriate in this zone.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the eastern edge of Haslingfield. There is residential area to the west of the site. A byway - River Lane follows part of the southern boundary from Cantelupe Road before it becomes a bridleway, which continues eastward alongside the River Rhee. A track follows most of the eastern boundary of the site. There is open countryside to the north and east of the site. To the south west of the site is the Haslingfield recreation ground.</p> <p>The flood plain of the River Rhee is to the east and south east of the site and part of the site is in flood zone 2 which would not prevent its use for housing.</p> <p>The site is an arable field that is 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>• 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**

**Designations and Constraints**

<p><b>Heritage considerations?</b></p>	<ul style="list-style-type: none"> <li>Listed Buildings – there is a Grade II Listed Building west of the site – Brook Bank, 1 Cantelupe Road (some 140 metres distance); South of the site is River Farmhouse and a stable block which are both Grade II Listed (160metres distance)</li> <li>Non-statutory archaeological site - The site is located on the eastern side of the historic village core. 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 - there is a group of protected trees within the garden of an adjoining house to the west of the site. To the east of the site there is a large area identified with protected trees within the flood plain of the River Rhee – the boundary of this group follows the eastern side of the site.</li> <li>Public Rights of Way – a byway from Cantelupe Road follows part of the southern boundary of the site before it becomes a bridleway, which continues, in an eastward direction alongside the River Rhee.</li> <li>Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul>
<p><b>Physical considerations?</b></p>	<p>None</p>
<p><b>Townscape and landscape impact?</b></p>	<p>Haslingfield is a small village situated in the Chalkland region of South Cambridgeshire. The village is situated below a prominent chalk escarpment, which rises abruptly south of the village to 67metres. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identifies that a distinctive feature of much of the village edge of Haslingfield is of small-scale farmland enclosed by well tree’d hedgerows.</p> <p>This site is on the eastern edge part of the low-lying farmland between the village and Harston. It is identified in the SCVCS as a harsh but well-defined edge to the village with forms a distinctive transition from arable fields to the linear housing in Cantelupe Road. The existence of linear housing along approaches to the village is listed as a key attribute in the SCVCS. Cantelupe Road is such an approach road from the north into the village. Along this approach road there are wide views of the village as the road comes through</p>

	<p>flat open prairie farmland with few trees of field boundaries.</p> <p>The gardens of the houses in Cantelupe Road back onto the western side of the site and have open views across the field towards the open countryside and River Rhee floodplain. Such long views across open fields is listed in the SCVCS as a key attribute of the village. There are few trees along the northern and eastern boundary of the site to screen these open views.</p> <p>The byway and bridleway that follow the southern boundary of the site has trees along it, which screen views into the site from this direction. This links the site with the countryside to the east. To the south there is a recreation area with playing fields which has hedges around it and leads to the riverside pastures of the River Rhee. The SCVCS identifies this as a soft edge to the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Haslingfield. Development would form another large extension to the village in an area where there are wide views across open countryside to the east. Along this approach there are wide views of the village as the road comes through flat open prairie farmland with few trees of field boundaries. The site forms a distinctive transition area between the built edge and arable fields.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on this transition landscape and on the setting of Grade II Listed Buildings, which it would not be possible to mitigate.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>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 Cambridge Water Company (CWC) distribution zone Eversden Reservoir, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity</li> </ul>

	<p>within Eversden Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Haslingfield is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield Sewage 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>	No FRA provided
<b>School capacity?</b>	<p>Haslingfield has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 11 primary places in Haslingfield taking account of planned development in Haslingfield, and a large deficit of 352 secondary places 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>	<p>The Surgery, Harston (1.19miles) – no capacity. Need extra space to meet Hauxton growth. Comberton Surgery (2miles) – no capacity  Trumpington Surgery (2.95miles) – Limited – moving to new premises within Clay Farm development.</p>
<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</b>	No

assessment?	
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None (2.36 ha. if unconstrained)
<b>Site capacity</b>	71
<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>	Single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed. Proposals have not yet reached an appropriate stage at which to identify a developer according to the promoter of the site.
<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</b>	None known

<b>significantly affect deliverability?</b>	
<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.

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

<b>Location</b>	Haslingfield
<b>Site name / address</b>	Land at Barton Road
<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>	25-30 dwellings
<b>Site area (hectares)</b>	1.8 ha.
<b>Site Number</b>	163
<b>Site description &amp; context</b>	<p>The site is on the northern edge of Haslingfield to the east of Barton Road. There is countryside to the north and east of the site. Part of the western boundary of the site is adjacent to Barton Road with countryside beyond. The remainder of this boundary to the south of the site wraps around two residential properties in Barton Rd.</p> <p>The site is pastureland / grassland surrounded by hedgerows with many trees along the northern and eastern boundaries. The southern section of the site contains many trees.</p>
<b>Current or last use of the site</b>	Rough kept grass, unused.
<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>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. Haslingfield is within the outer rural areas of the GB. The GB in Haslingfield assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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>	<p>The site is on the northern edge of Haslingfield east of Barton Road. There is countryside to the north, west and east of the site. To the south is residential.</p> <p>The site is 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>• 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 – Grade II Listed Pear Tree Cottage 70 Barton Road is adjacent to the southern boundary of the site and High House 64 Barton Road is to the south of the site – the north east corner of the garden of the property touches the south western corner of the site. Part of the wider setting of Brook Farmhouse, approximately 417m to the north west.</li> <li>• Non-statutory archaeological site - The site is located on the north side of the historic village in an area developed from the 18th century. There is also evidence for Roman settlement in</li> </ul>

	<p>the vicinity. Further information would be necessary in advance of any planning application for this site.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders - On the west side of Barton Road on the far side of the field west of the site is a group of protected trees.</li> <li>• Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as 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> </ul>
<p><b>Physical considerations?</b></p>	<p>None</p>
<p><b>Townscape and landscape impact?</b></p>	<p>Haslingfield is a small village situated in the Chalkland region of South Cambridgeshire. The village is situated below a prominent chalk escarpment, which rises abruptly south of the village to 67metres. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identifies that a distinctive feature of much of the village edge of Haslingfield is of small-scale farmland enclosed by well tree’d hedgerows.</p> <p>The SCVCS identifies the approach roads as being characterised by dense hedgerows, mature hedgerow trees and grassy verges, creating a pleasant green corridor seen by drivers on entering the village. The site is located on the east side of Barton Road within the part of Haslingfield called Frog End. This is an approach road from the north into the village and is typical of the corridor described by the study with bushy hedgerows with only glimpses of buildings within the village.</p> <p>The houses along this approach road are only on the eastern side and are in a linear pattern that is listed within the SCVCS as a key attribute of the village. These houses look westward over the road into arable countryside with tree lined hedges.</p> <p>The site cannot be seen from the western boundary with the road due to the dense hedgerow enclosing it from this direction. Pear Tree Cottage is the first house in the village along Barton Road and is a Listed Building with a tall dense hedge with mature trees along the northern boundary with the site. The setting of this property would be impacted by development of the site.</p>

	<p>The northern and eastern boundary of the site comprises of a belt of trees. The northern part of the site is grassland that is surrounded by mature trees. The southern section of the site is mostly covered with trees with some open grassland. This wooded area extends beyond the southern boundary of the site behind the gardens of the houses further south along the Barton Road.</p> <p>Beyond the eastern and northern boundary of the site the countryside comprises of large fields, which the SCVCS describes as prairie farmland with few trees and field boundaries.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Haslingfield. The site forms a soft transition landscape between the built area and the wider agricultural landscape. It is located in a part of the village with a very strong linear character and development of the whole site would be contrary to this linear and rural character. It is a very important part of the setting of the adjoining Grade II Listed Building.</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 this transition landscape and on the setting of Grade II Listed Buildings, which it would not be possible to mitigate.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Barton Road 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 Cambridge Water Company (CWC) distribution zone Eversden Reservoir, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Eversden Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an</li> </ul>

	<p>upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Haslingfield is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield Sewage 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>	No FRA provided
<b>School capacity?</b>	<p>Haslingfield has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 11 primary places in Haslingfield taking account of planned development in Haslingfield, and a large deficit of 352 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>	The Surgery, Harston (1.19miles) – no capacity. Need extra space to meet Hauxton growth. Comberton Surgery (2miles) – no capacity Trumpington Surgery (2.95miles) – Limited – moving to new premises within Clay Farm development.
<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
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None (1.62 ha. if unconstrained).
<b>Site capacity</b>	49 houses
<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.

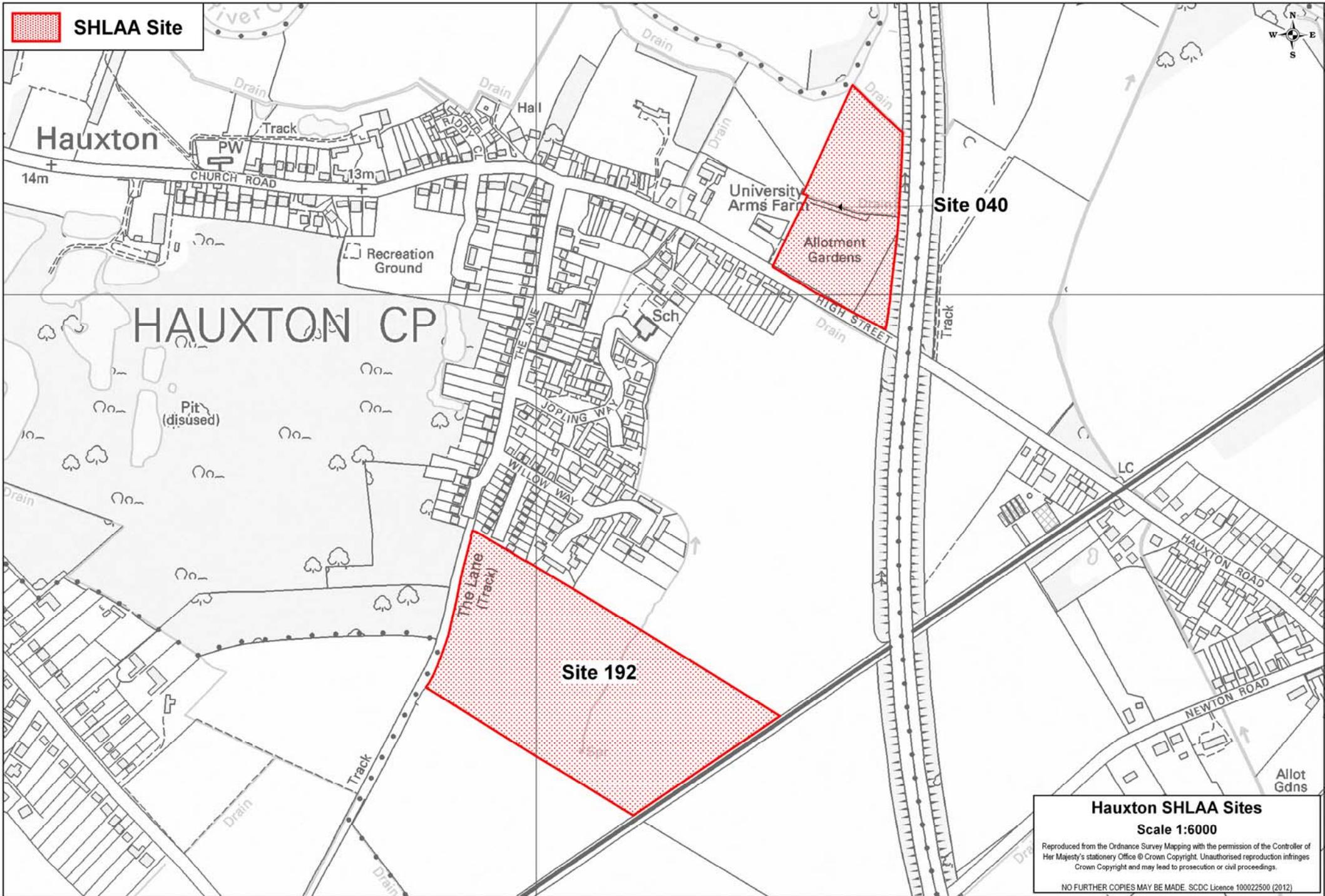
<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed.
<b>When would the site be available for development?</b>	The site 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>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<b>Could issues identified be overcome?</b>	

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

 SHLAA Site



HAUXTON CP

Site 192

Site 040

**Hauxton SHLAA Sites**  
**Scale 1:6000**  
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**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)  
Site Assessment Proforma**

<b>Location</b>	Hauxton
<b>Site name / address</b>	Land north of High Street (land east of 33 High St)
<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>	120 dwellings
<b>Site area (hectares)</b>	3 ha
<b>Site Number</b>	040
<b>Site description &amp; context</b>	<p>The site is on the eastern edge of Hauxton, north of the High Street and adjacent to the M11 motorway, which marks the eastern boundary of the site. To the north and west of the site is open countryside. The River Granta flows to the north west of the site. To the west is a house and farmland. To the southwest are houses along the High Street and directly south is countryside.</p> <p>The southern half of the site adjacent to the High Street is used for allotments. The rest is meadow adjacent to the River Granta.</p>
<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>	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>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>• Maintains and enhances the quality of Cambridge's setting</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>Site falls within an area where development would have some adverse impact on GB purposes and functions. Hauxton is one of the inner necklace villages, which is within the outer rural area of the GB identified in the Cambridge Green Belt Study 2002. This landscape does not have distinct views of the city. The main function of the GB around Hauxton is to assist in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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>• Flood Zone- the northern half of the site is in flood zone 3b with a small middle section in flood zone 2.</li> <li>• Minerals and Waste LDF designations – the entire site is within a safeguarding area for sand and gravel.</li> </ul>
<p><b>Tier 1 conclusion:</b></p>	<p>The site is on the eastern edge of Hauxton, north of the High Street and adjacent to the M11 motorway. To the north and west of the site is open countryside. The River Granta flows to the north west of the site. To the west is a house and farmland. To the southwest are houses along the High Street and directly south is countryside.</p> <p>The southern half of the site adjacent to the High Street is used for allotments. The rest is meadow adjacent to the River Granta.</p> <p>The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• Maintains and enhances the quality of Cambridge's setting</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 northern half of the site is within flood zone 3b with some part zone 2. The entire site is within a mineral safeguarding area for sand and gravel identified in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p>
<p><b>Does the site warrant further assessment?</b></p>	<p>Yes</p>

## 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 2 Listed Building is west of the site at 31 High Street (Distance - 140 metres).</li> <li>Non-statutory archaeological site - The site is located in an area of dense crop marks indicative of prehistoric and Roman settlement, including Scheduled Monuments to the north (SAM58) and east (SAM73). 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>Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 3 for northern part of site / Grade 2 for southern half of site.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Land contamination - Allotments in south, requires assessment, can be conditioned.</li> <li>Noise issues - The east of the site bounds the M11. There are high levels of ambient / diffuse traffic noise in the area which is likely to influence the design / layout and number / density of residential premises. 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. At least half the site nearest M11 is likely to be NEC C (empty site) for night: PPG24 advice "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise". Residential could be acceptable with high level of mitigation. However before this site is allocated for residential development it is recommended that these noise threats / constraints are thoroughly investigated in accordance with PPG 24: Planning and Noise and associated noise guidance for any new housing. This site requires a full noise assessment</li> </ul>

	<p>including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability.</p>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identifies Hauxton as one of the many chalkland villages within the district. The village has a linear form. Key attributes include the many mature trees and hedgerows both around and within the village and the presence of the River Granta to the north of the village.</p> <p>The site is north of the High Street and a fence is along most of this boundary – there are therefore clear views into the site from the road over the allotments. From the site looking southwards there are wide views across open countryside.</p> <p>The first houses on entering Hauxton from the east are on the south side of the High Street and are directly opposite the western part of the site but a mature hedgerow screens their views across the allotments. The approach into the village from this eastern edge is dominated by this hedgerow which is a feature highlighted by the SCVCS.</p> <p>The presence of the M11 to the east of the site is visually screened by a bank of tall mature trees for the whole length of this boundary. The motorway is elevated at this point so the trees provide an important function acting as a barrier to seeing and hearing the road. From the motorway the only views of the site are where the High Street goes under the motorway and there is an open view across the allotments towards Hauxton, which is almost totally screened by trees.</p> <p>The western boundary of the site is with a bungalow and its garden, which is set behind the mature hedgerow. The hedgerow encloses the property from the adjoining allotments.</p> <p>The site is divided from east to west by a well-established hedge with mature trees within it. The northern part of the site beyond this hedge is completely screened from views from the High Street. This section of the site is part of the meadows adjacent to the River Granta with groups of trees and there is a continuation of the bank of trees adjacent to the motorway.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Hauxton. The site does not relate well the built form of the village, as there is only sporadic development on the northern side of High Street comprising mainly farm buildings. The site will need a high level of noise mitigation, which is likely to have a detrimental impact on the landscape and townscape character in this rural location.</p>
<p><b>Can any issues</b></p>	<p>No. Townscape and landscape impacts, together with noise impacts,</p>

<b>be mitigated?</b>	which would require a high level of mitigation. Development of this site would not relate well the rural character of this part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.
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<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to the High Street 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. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Hauxton is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield sewage treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>
<b>Drainage measures?</b>	No FRA provided. Drains / Channels from the river follow the northern and eastern boundary and also dissect the site in the middle from west to east.
<b>School capacity?</b>	Hauxton has one primary school with a PAN of 12 and school capacity of 84, 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 a large

	<p>deficit of 121 primary places in Hauxton taking account of planned development in Hauxton, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 120 dwellings could generate a need for early years places and a maximum of 42 primary school places and 30 secondary places.</p> <p>After allowing for surplus school places, 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>	The Surgery, Harston (1.41miles) – no capacity. Need extra space to meet Hauxton growth. Shelford Medical Practice (1.51miles) – Limited capacity. Extra space to be funded by Hauxton Section 106. Trumpington Surgery (1.71miles) - Limited capacity. Will be moving to new site within Clay Farm development.
<b>Any other issues?</b>	The promoter has provided the following additional information  Affordable housing at 40%; Public open space at levels set out in the SPD.
<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
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (2.25 ha if unconstrained)
<b>Site capacity</b>	68 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</b>	Yes

<b>ownership?</b>	
<b>Site ownership status?</b>	Ely Diocesan Board of Finance
<b>Legal constraints?</b>	No
<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>	No
<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<b>Could issues identified be overcome?</b>	N/A
<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>

	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).
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<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>	Hauxton
<b>Site name / address</b>	Land to the east of The Lane
<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 140 dwellings with public open space and potential for a small convenience store
<b>Site area (hectares)</b>	7.7 ha.
<b>Site Number</b>	192
<b>Site description &amp; context</b>	<p>The site is on the southern edge of Hauxton. It is bordered on three sides by farmland. To the north of the site is residential and to the northwest is an extensive wooded area that separates the village from Harston. The London Kings Cross railway line follows part of the southern boundary of the site. A byway follows part of the western boundary.</p> <p>The site is a large arable field.</p>
<b>Current or last use of the site</b>	Agriculture
<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>• Prevents coalescence between settlements and with Cambridge</li> </ul> <p>Function with regard to the special character of Cambridge and it's</p>

	<p>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. Hauxton is one of the inner necklace villages, which is within the outer rural area of the GB identified in the Cambridge Green Belt Study (CGBS) 2002. This landscape does not have distinct views of the city. It is however identified in the study as open countryside separating Hauxton from Little Shelford. Its main purpose is to prevent the coalescence of these settlements. The main function of the GB around Hauxton is to assist in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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 – all but the south east corner of the site is within a mineral safeguarding area for sand and gravel.</li> <li>• Proximity to hazardous installations – part of northwest corner of the site is in Hauxton area.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the southern edge of Hauxton. It is bordered on three sides by farmland. To the north of the site is residential and to the northwest is an extensive wooded area that separates the village from Harston. The London Kings Cross railway line follows part of the southern boundary of the site.</p> <p>The site is a large arable field within a mineral safeguarding area for sand and gravel identified in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p> <p>The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• Maintains and enhances the quality of Cambridge's setting</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>• Non-statutory archaeological site - The site is located in an area of dense cropmarks indicate of prehistoric and Roman settlement, including a group of linear features within the site. 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 - a byway follows the entire length of the western boundary from the Lane in the village southwards towards the London Road in Harston.</li> <li>• Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issues - The site is approximately 150 west of the M11. There is also an operational railway immediately to the South boundary. There are high levels of ambient / diffuse traffic noise and other noise sources. Noise likely to influence the design / layout and number / density of residential premises. 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. Site similar to North West Cambridge and at least half the site nearest M11 is likely to be NEC C (empty site) for night: PPG24 advice is “Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise”. Residential could be acceptable with high level of transport noise mitigation. However before this site is allocated for residential development it is recommended that these noise threats / constraints are thoroughly investigated in accordance with PPG 24: Planning and Noise and associated noise guidance for any new housing. This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability.</li> </ul>

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identifies Hauxton as one of the many chalkland villages within the district. The village has a linear form. Key attributes include the many mature trees and hedgerows both around and within the village and the presence of the River Granta to the north of the village.</p> <p>The site is south of Hauxton in open countryside with few field boundaries. To the east of the site is the M11, which is elevated in this section. From this road there are clear views across the flat featureless site towards the village that is hidden by trees.</p> <p>To the north of the site is the edge of Hauxton with a number of cul-de-sacs located at the end of The Lane – Hawthorn Avenue and Willoways. The orientation of the properties is such that few directly look out over the site. There are trees along this boundary with the site.</p> <p>The byway, which extends from The Lane southwards towards Harston is tree lined and the wooded landscape links with the extensive wooded area to the north west of the site. The SCVCS identifies this extensive woodland area as providing a separation between Hauxton and Harston.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Hauxton. The site is very visible in the wider landscape, where there is a clear edge to the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant townscape and landscape impacts, together with noise impacts from road and rail, which would require a high level of mitigation. Development of this site would not relate well the rural character of this part of the village and it would not be possible to mitigate impact of a very visible site.</p>

<p align="center"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>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 - Likely to require local and upstream reinforcement</li> <li>• Mains water - The site falls within the CWC Cambridge</li> </ul>

	<p>distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis.</p> <p>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 - Hauxton is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Haslingfield sewage treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.</li> </ul>
<b>Drainage measures?</b>	No FRA provided. A channel dissects the site from north to south. (as shown on OS layer).
<b>School capacity?</b>	<p>Hauxton has one primary school with a PAN of 12 and school capacity of 84, 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 a large deficit of 121 primary places in Hauxton taking account of planned development in Hauxton, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 140 dwellings could generate a need for early years places and a maximum of 49 primary school places and 35 secondary places.</p> <p>Development of this site would 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>	The Surgery, Harston (1.41miles) – no capacity. Need extra space to meet Hauxton growth. Shelford Medical Practice (1.51miles) – Limited capacity. Extra space to be funded by Hauxton Section 106. Trumpington Surgery (1.71miles) - Limited capacity. Will be moving to new site within Clay Farm development.
<b>Any other issues?</b>	<p>The promoter has provided the following additional information</p> <p>Proposal to include outdoor recreation e.g. public open space.</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
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None (5.78 ha if unconstrained)
<b>Site capacity</b>	173
<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>	Trustees of the RJ Feilden 1984 Discretionary Settlement
<b>Legal constraints?</b>	No
<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 / 2016-21
<b>Are there any market factors that would significantly affect deliverability?</b>	No

<b>Are there any cost factors that would significantly affect deliverability?</b>	No
<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.