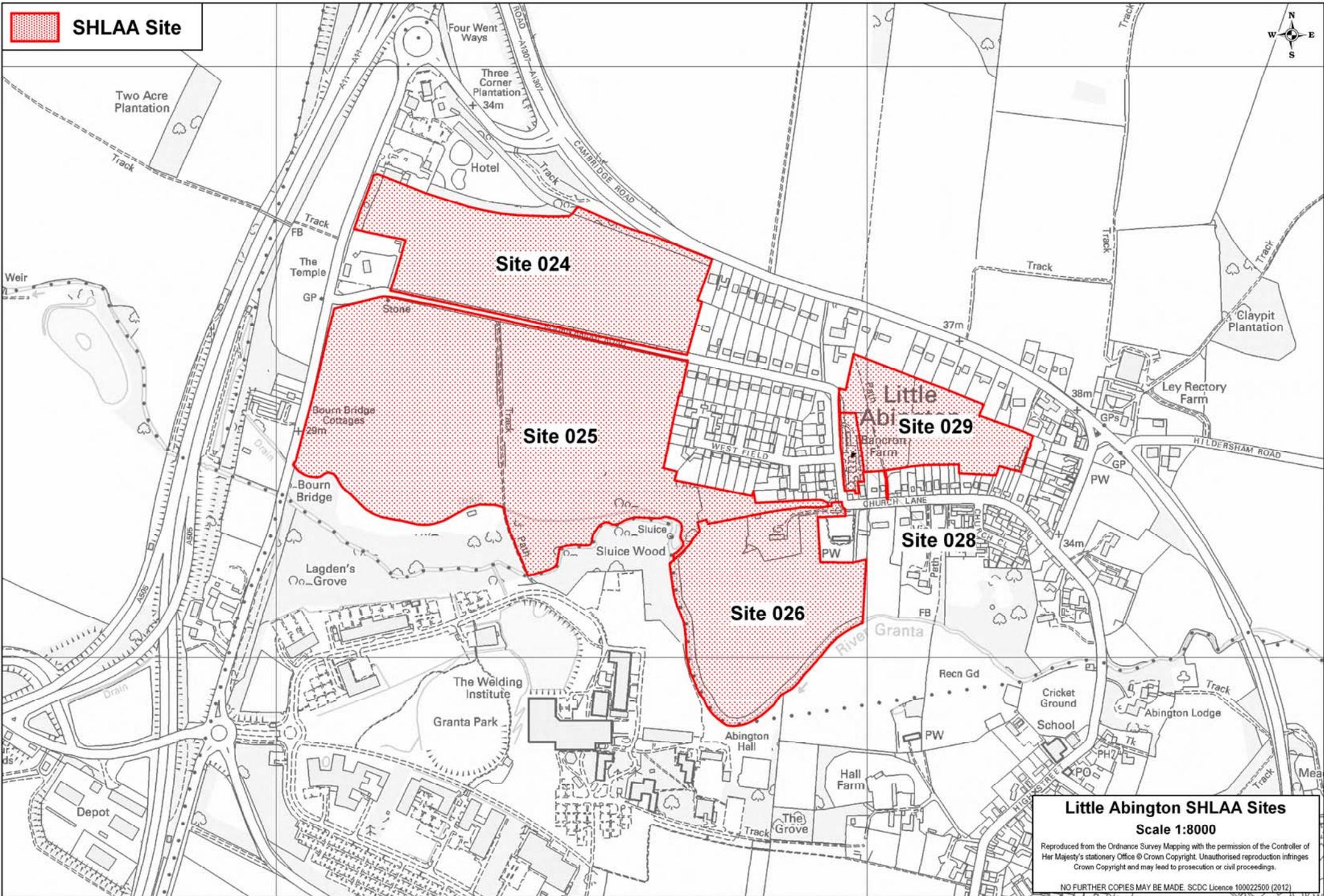


 **SHLAA Site**



**Little Abington 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>	Little Abington
<b>Site name / address</b>	Land north of Bourn Bridge Road (land west of 20 Bourn Bridge Rd)
<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>	174 dwellings with public open space
<b>Site area (hectares)</b>	9.92ha
<b>Site Number</b>	024
<b>Site description &amp; context</b>	<p>The site is on the western edge of Little Abington, north of Bourne Bridge Road and south of Cambridge Road (A1307). It adjoins residential to the east. To the north- west is a hotel and restaurant at a roundabout junction close to the Fourwentways junction of the A11 and A1307. To the south – west of the site there is a café</p> <p>There is open countryside to the north and west beyond the two roads that form the boundaries of the site which have well established hedgerows – to the west is Newmarket Road and parallel to this the A11. To the north is the A1307.</p> <p>The site comprises of a large flat arable field.</p> <p>There is a further SHLAA site to the south – Site 25.</p>
<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>	A planning application in 1949 was refused for residential use of the land. (SC/49/158)
<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 Little Abington with residential to the east. To the north- west of the site is a hotel and restaurant and to the south – west a café.</p> <p>There is open countryside to the north and west beyond the two roads that form the boundaries of the site – to the west is Newmarket Road and parallel to this the A11. To the north is the A1307.</p> <p>The site comprises of a large flat arable field not within the Green Belt.</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 – Temple café and restaurant is a grade II listed building is on a corner plot adjacent to the south - western of the site. Major adverse effect on setting of Temple Farm due to loss of openness and rural context. Abington Hall (Grade II*) to south of the site (680metres ) - Some adverse effect on setting and approach to listed building within the Repton designed landscape to Abington Hall due to loss of openness and rural approach to North Avenue and the garden.</li> <li>• Conservation Area – To east of site is the Little Abington Conservation Area (250metres) - Some adverse effect on setting and approach to Conservation Area due to the loss of the rural approach to this part of village and the Repton designed North Avenue and landscape to Abington Hall at the core of the CA.</li> <li>• Non-statutory archaeological site- Previous archaeological</li> </ul>

	<p>investigations in the vicinity have identified a possible long barrow and a round barrow in this area, and further associated features are also likely to survive. We would OBJECT to the development of this site.</p> <p>It would not be possible to mitigate impacts on the archaeology of the site because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the site.</p>
<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 along the western boundary of the site adjacent to the road. Also trees alongside Cambridge Road in the north part 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 grade 2.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone Western half is zone 2 and eastern zone is 3.</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 The West of the site is close to the A11 and the North is bounded by the busy Cambridge Road. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment.</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,</li> </ul>

	<p>no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle.</p> <ul style="list-style-type: none"> <li>• Noise: Industrial / Commercial Only The North east of the site is close to Travelodge and Comfort Cafe. Might be possible to coexist but possible off-site noise impacts or statutory nuisances so requires careful consideration prior to allocation? Hours of use and deliveries unknown. Noise not quantified so off site industrial noise mitigation may be required at source but no guarantee that they can be secured and viability and any detrimental economic impact on existing businesses should be considered prior to allocation?</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 along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. These fields abut the western edge of the village. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</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 one of the flat enclosed arable fields to the west of Little Abington. The SCVCS identifies this as being a well defined but harsh edge to the village abutting houses – this well-defined edge is listed as a key attribute. The houses that abut the site have large gardens with well established hedges and trees within their grounds. Views into the site are screened by these.</p> <p>There is a belt of protected trees alongside the Cambridge Road (A1307) boundary of the site to the north, which encloses the field. Such a tree-lined road is listed in the SCVCS as a key attribute, which is part of the setting of the villages. There is also a belt of trees along the western border of the site with the Newmarket Road, which screens views westward towards the A11 and beyond to open countryside.</p>

	<p>The Temple – a listed building used as a café – is located adjacent to the south western corner of the site and is set in grounds with mature trees providing a screen. Development of the site would have a major adverse effect on the setting of this building due to the loss of openness and rural context.</p> <p>To the north west of the site is a hotel and restaurant. There is a mature hedgerow screening these buildings from views across the site. Glimpses of the hotel can be seen from the site through the hedgerow boundary.</p> <p>The southern edge of the site has no physical boundary with the road thereby creating a very exposed open landscape, with clear views across the site towards well-established hedgerow edges.</p> <p>Development of the site would have a significant adverse effect on the landscape setting of Little Abington by the loss of land providing a rural approach to the village. There would be a major adverse effect on the setting of the listed Temple complex adjoining the proposed site.</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 and A11 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</li> </ul>

	<p>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 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>Little Abington does not contain a primary school but shares one with Great 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 170 dwellings could generate a need for early years places and a maximum of 60 primary school places and 43 secondary places</p> <p>After allowing for surplus school places, development of this site 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 (2.54miles) – Some spare capacity.  Sawston Medical Practice London rd (2.71miles) – 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 spaces and roads.</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 environment to help alleviate housing pressures in South Cambs and the wider sub region.</li> <li>• More affordable and diverse range of housing within a balanced housing market.</li> <li>• Locating new development in a well connected location that</li> </ul>

	<p>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.</p> <ul style="list-style-type: none"> <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 A11 to the west ; the Fourwentways Service Area to the north –west ; the A1302 to the north , the edge of the village to the west; and Bourn Bridge Road to the south.</li> <li>• New development will be in harmony with the wider countryside because the site is relatively flat and the mature tree belts on the west, north and east boundaries will be retained.</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 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>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None( area if unconstrained 7.44ha)
<b>Site capacity</b>	223
<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>

**Availability**

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Single landowner
<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 because there is an existing use on the site.</li> <li>• The site could become available 2011-16</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	<ul style="list-style-type: none"> <li>• The first dwellings could be completed on site 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 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p>

	<p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>
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<b>Site Assessment Conclusion</b>
Site with no development potential

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

**Site Assessment Proforma**

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

**Site Assessment Proforma**

<b>Location</b>	Little Abington
<b>Site name / address</b>	Land south of Bourn Bridge Road ( land west of 23 Bourn Bridge 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>	388 dwellings with open space and a local centre accommodating small-scale community facilities such as doctor's surgery and shops.
<b>Site area (hectares)</b>	21.64ha
<b>Site Number</b>	025
<b>Site description &amp; context</b>	<p>The site is on the western edge of Little Abington south of Bourn Bridge Road and east of Newmarket Road. To the north is open countryside up to and beyond the A1307. To the west is the A11 (T) with large arable fields beyond. To the east is residential. South is the River Granta and beyond is the Granta Park employment area.</p> <p>The site comprises of two arable fields divided from north to south by a track, which is enclosed by hedges. The south- eastern corner of the site is woodland adjacent to the river which extends eastward behind properties in West Field in Little Abington.</p> <p>There is a further SHLAA site to the north – Site 24 and to the south – Site 26.</p>
<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>	None
<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>• Flood Zone the southern fringe of the site is in zone 3.</li> <li>• Minerals and Waste LDF designations – a small part of the south - eastern fringe of the site is within a safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the western edge of Little Abington south of Bourn Bridge Road and east of Newmarket Road. To the north is open countryside up to and beyond the A1307. To the west is the A11 (T) with large arable fields beyond. To the east is residential. South is the River Granta and beyond is the Granta Park employment area.</p> <p>The site comprises of two arable fields divided from north to south by a track. The south- eastern corner of the site is woodland.</p> <p>The southern fringe of the site is in floodzone 3 and a small part of the southeastern corner is in a minerals safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.</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>• Conservation Area - The south – eastern boundary of the site to the rear of West Field road follows that of the Conservation Area and therefore a small part of the site is within the Conservation Area or abuts it. Major adverse effect on CA and setting of CA due to the loss of the rural approach to the CA and of the open landscape, North Avenue and the wooded shelter belt forming part of the Repton designed landscape to Abington Hall at the core of the CA.</li> <li>• Listed Buildings – To the north west of the site is The Temple</li> </ul>

	<p>café and restaurant – a grade II listed building on the opposite side of Bourn Bridge Road - Major adverse effect on setting of Temple Farm due to loss of rural context. Little Abington church is a grade II* listed building is adjacent to the south east corner of the site. Abington Hall is a grade II* building within the Granta Park area south of the site (390metres distance) - Major adverse effect on setting of group of buildings comprising Abington Hall and Parish Churches of Little Abington and Great Abington (Grade II*) due to the loss of open landscape, North Avenue and the wooded shelter belt forming part of the Repton designed landscape to Abington Hall which incorporated the Churches.</p> <ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Round barrows and long barrows are known to the north and within this area. The area is also the site of the Babraham Water Meadows, constructed in the 16th century. We would object to the development of this site.</li> </ul> <p>It would not be possible to mitigate impacts on the earthworks associated with the medieval village because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the site.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – Along the eastern boundary of the site adjoining the rear gardens of West Field there is a group of protected trees. In the parkland between Little Abington church and the river there are groups of protected trees – this parkland adjoins the south - eastern boundary of the site.</li> <li>• County Wildlife Area – a wildlife site follows the course of the River Granta.</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 3 for majority of site . North eastern fringe is grade 2 south of Bourn Bridge Road.</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> </ul>

- Noise - Industrial and Transport Noise
- The West and South of the site is bounded by Granta Park with medium to large sized industrial / commercial units / uses.
- Officers are currently investigating ongoing industrial noise associated with The Welding Institute at Granta Park (welding research & development) that is considered a statutory nuisance to existing residents in West Field and Church Lane Little Abington. The Institute are currently considering expensive and substantial noise mitigation measures to abate the existing noise nuisance which is particularly complex as it involves low frequency noise which is very difficult to mitigate. The proposals would bring residential closer to these noise sources and whilst mitigation may abate a noise nuisance to existing it may still be a problem if noise sensitive premises were closer. Noise is paramount material considerations in terms of health and well being and providing a high quality living environment.
- It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.
- Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that this noise constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance in close liaison with The Welding Institute.
- Road Transport Noise A11
- The West of the site is in close proximity to the A11. However it is likely that such a transport source can be abated to an acceptable level with careful mitigation: combination of appropriate distance separation, building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm may be required. Noise may influence the design / layout and number / density of residential premises.
- Other environmental conditions (e.g. fumes, vibration, dust)

	<ul style="list-style-type: none"> <li>• Flooding and drainage issues - Section in southern end in floodzone 2</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 along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. These fields abut the western edge of the village. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</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 within two of the flat enclosed arable fields to the west of Little Abington. The SCVCS identifies this as being a well defined but harsh edge to the village abutting houses – this well-defined edge is listed as a key attribute. The houses that abut the site have large gardens with well established hedges and some protected trees along their boundaries with the site. Views into the site are screened by these.</p> <p>The south eastern corner of the site is woodland (Sluice Wood) which extends south to the River Granta and follows the southern boundary of the houses in West Field. This wooded area links with the protected trees in the parkland between Little Abington Church and the river. The SCVCS identifies this as a soft rural village edge with the River Granta and groups of woodland combining to create an intimate enclosed landscape. There would be a significant impact on the setting of the church if this part of the site were developed.</p> <p>Along Bourne Bridge Road there is no physical boundary so there are uninterrupted views south across the site towards the wooded valley of the River Granta. There are open views from the site looking north across adjacent large arable fields.</p> <p>The western boundary along Newmarket Road has a hedge with trees that allows views eastward across the western part of the site - a flat field. Views of the built form of Little Abington are screened by the hedgerow, which divides the site from north to south. There is a small group of houses on the west side of the road that have clear views across this field. They are located within a strip of land</p>

	<p>between Newmarket Rd and the A11. This strip extends along the whole of the western side of the site.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Little Abington because it would be the loss of land which creates an approach to the village with a rural character and would impact on the setting of a number of listed buildings including the Parish Churches of Little Abington and Great Abington as well as Great Abington Hall which are all Grade II*. There would be loss of open landscape, North Avenue and the wooded shelter belt forming part of the Repton designed landscape to Abington Hall which incorporated the Churches.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No</p> <p>It would not be possible to mitigate impacts on the earthworks associated with the medieval village because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the site.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 and A11 will need to be completed.</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 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> </ul>

	<ul style="list-style-type: none"> <li>• Gas – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Linton 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>Little Abington does not contain a primary school but shares one with Great 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 388 dwellings could generate a need for early years places and a maximum of 136 primary school places and 97 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>	Linton Health Centre (2.54miles) – Some spare capacity. Sawston Medical Practice London rd (2.71miles) – 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>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 doctors 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 environment to help alleviate housing pressures in South Cambs and the wider sub region.</li> <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</li> </ul>

	<p>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.</p> <ul style="list-style-type: none"> <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 A11 to the west; the edge of the village to the east; and Bourn Bridge Road to the north and Granta Park to the south.</li> <li>• New development will be in harmony with the wider countryside because the site is relatively flat and the tree belt running through the centre of the site on a north/south axis and the woodland on the south boundary will be retained.</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>
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<b>Can issues be mitigated?</b>	In Part
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None(area if unconstrained 10.82ha)
<b>Site capacity</b>	325
<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>

**Availability**

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Single landowner
<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 because there is an existing use on the site.</li> <li>• The site could become available 2011-16</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	<ul style="list-style-type: none"> <li>• The first dwellings could be completed on site 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 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>	Little Abington
<b>Site name / address</b>	Land south west of Little Abington (land south west of St Marys Church, Church 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>	148 dwellings with public open space.
<b>Site area (hectares)</b>	8.28ha
<b>Site Number</b>	026
<b>Site description &amp; context</b>	<p>The site is on the southern edge of Little Abington. It is on land on the northern side of the River Granta that forms the boundary of the site to the west, south and part of the east. The Granta Park employment area is to the south west of the site. St Marys Church is adjacent to the north - eastern corner of the site. There is grassland to the east and some large residential properties. To the north is a wooded area which is part of Sluice Wood beyond which is residential.</p> <p>The site consists of a large grassland area. Bancroft Park is a large property set in grounds in the northern part of the site near to the church.</p> <p>A further SHLAA site is to the north – Site 25.</p>
<b>Current or last use of the site</b>	Grazing 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 considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – over a third of the site is within flood zone 3 – that land which is adjacent to the river notably the southern section. A further area adjacent towards the middle of the site is flood zone 2</li> <li>• Scheduled Monument - Medieval earthworks within the southern half of the site.</li> <li>• Minerals and Waste LDF designations – some half of the southern part of the site alongside the river is within a minerals safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the southern edge of Little Abington. It is on land on the northern side of the River Granta that forms the boundary of the site to the west, south and part of the east. Adjacent to the river over a third of the site is within flood zone 3 and a further area within flood zone 2 in the middle of the site. Some half of the southern part of the site is within a minerals safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Mineral and Waste Core Strategy 2011.</p> <p>The Granta Park employment area is to the south west of the site. St Marys Church is adjacent to the north - eastern corner of the site. There is grassland to the east and some large residential properties. To the north is a wooded area beyond which is residential.</p> <p>The site consists of a large grassland area with a large property in the northern part of the site near to the church. There is a scheduled ancient monument which is a medieval earthwork within the southern half 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>• Conservation Area – the site is within the Conservation area. - Major adverse effect due to loss of much of the open Repton designed landscape at core of Little Abington Conservation Area.</li> <li>• Listed Buildings - Little Abington church is a grade II* listed building is adjacent to the north east corner of the site. Abington Hall is a grade II* building within the Granta Park area to the south west of the site (50 metres distance). No 33 Church Lane</li> </ul>

	<p>– the Old Vicarage is a grade II listed building to the east of the site (60 m distance) - Major adverse effect on settings of group of LBs comprising Abington Hall and Parish Churches of Little Abington and Great Abington due to loss of much of the Repton designed garden to Abington Hall which incorporated the Churches and due to the loss of the historic visual link between Abington Hall and Churches.</p> <ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Earthworks associated with the medieval village survive in the area. We would object to the development of this site.</li> </ul> <p>It would not be possible to mitigate impacts on the earthworks associated with the medieval village because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the 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 parkland between the church and the river.</li> <li>• County Wildlife Site – the course of the River Granta is a CWS</li> <li>• Public Rights of Way – a footpath from Church Lane southwards across the river meadows to Great Abington is to the east of the site (125metres distance)</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 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 3</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</li> <li>• The West and South of the site is bounded by Granta Park with medium to large sized industrial / commercial units / uses.</li> <li>• Officers are currently investigating ongoing industrial noise associated with The Welding Institute at Granta Park (welding</li> </ul>

	<p>research &amp; development) that is considered a statutory nuisance to existing residents in West Field and Church Lane Little Abington. The Institute are currently considering expensive and substantial noise mitigation measures to abate the existing noise nuisance which is particularly complex as it involves low frequency noise which is very difficult to mitigate . The proposals would bring residential closer to these noise sources and whilst mitigation may abate a noise nuisance to existing it may still be a problem if noise sensitive premises were closer. Noise is paramount material considerations in terms of health and well being and providing a high quality living environment.</p> <ul style="list-style-type: none"> <li>• It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</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 this noise constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance in close liaison with The Welding Institute.</li> <li>• Flooding and drainage issues - southern half in flood zone 2/3</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 along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. These fields abut the western edge of the village. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</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 northern side of the River Granta. The SCVCS describes this area as forming a soft rural village edge with the grounds of the Welding Institute, the River Granta and groups of woodland combining to create an intimate enclosed landscape. The site is at the heart of this landscape located to the south of St Marys Church whose setting is highly likely to be impacted if this site were to be developed.</p> <p>Along the riverside area there are protected trees, which connect with the wooded area to the north of the site – part of Sluice Wood. This wooded setting extends beyond the site westward along the river (which is recognised as a County Wildlife site) and beyond into open countryside. The wooded setting of the village is listed as a key attribute of the villages.</p> <p>The SCVCS identifies the Welding Institute has being a key feature in the landscape to the west of the village with a substantial group of buildings and associated car parking enclosed with mature trees, especially on its northern boundary. It is this boundary that it shares with the site which is on the opposite bank of the river. This wooded landscape screens the site from this aspect.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Little Abington because it would result in the loss of much of the Repton designed garden to Abington Hall which incorporated the Churches and due to the loss of the historic visual link between Abington Hall and the Churches.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No</p> <p>It would not be possible to mitigate impacts on the scheduled ancient monument on the site because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the site.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the</p>

	<p>accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 and A11 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 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>
<b>School capacity?</b>	<p>Little Abington does not contain a primary school but shares one with Great 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 148 dwellings could generate a need for early years places and a maximum of 52 primary school places and 37 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 (2.54miles) – Some spare capacity. Sawston Medical Practice London rd (2.71miles) – Lots of capacity because moved to new premises in 2006</p>

<p><b>Any other issues?</b></p>	<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.</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 environment to help alleviate housing pressures in South Cambs and the wider sub region.</li> <li>• More affordable and diverse range of housing within a balanced housing market.</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 north and east; and Granta Park to the south and west.</li> <li>• New development will be in harmony with the wider countryside because the site is relatively flat and the woodland in the north – west corner and the mature tree belts on the west boundary will be retained</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>• The individual character and identities of Little Abington and Great Abington will be preserved because the coalescence of the village will be avoided.</li> </ul>
<p><b>Can issues be mitigated?</b></p>	<p>No</p>

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None(area if unconstrained 3.18ha)
<b>Site capacity</b>	95
<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 landowner
<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 because there is an existing use on the site.</li> <li>The site could become available 2011-16</li> </ul>

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

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

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

**Site Assessment Proforma**

<b>Location</b>	Little Abington
<b>Site name / address</b>	Bancroft Farm, Church Lane
<b>Category of site:</b>	A development within the existing village development framework boundary
<b>Description of promoter's proposal</b>	Conversion of existing buildings to 13 dwellings
<b>Site area (hectares)</b>	0.42ha
<b>Site Number</b>	028
<b>Site description &amp; context</b>	<p>The site is the centre of Little Abington. It consists of a collection of former farm buildings and two silos that are part of Bancroft Farm. The site is on the east side of Church Lane. There is a meadow to the east of these buildings, which is enclosed by residential on all sides. To the south of the site are houses in Church Lane and beyond St Marys Church and parkland down to the River Granta. To the west of the site is residential.</p> <p>The meadow is a further SHLAA site – Site 29</p>
<b>Current or last use of the site</b>	Fifteen former farm buildings and two silos used for storage of tractors and trailers.
<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 appeal was dismissed in 1986 for the erection of three houses on part of the site. The inspector in his decision notice stated that although the site has residential around it the surroundings of the farmyard appear to be essentially rural. He considered that the trees along the road frontage make a considerable contribution to the rural aspect of Church Lane.... ' The construction of vehicular crossings and the formation of driveways would intrude into this vista and detract from the character which this part of Church Lane has at

	<p>present.'(S/0433/85/O)</p> <p>A planning application in 1985 was refused for the conversion of the barns to residential and the erection of 6 houses. The reasons for refusal included that the existing agricultural buildings are not of sufficient architectural or historic interest to warrant the erection of new houses as an exception to allowing more than infill and the erection of six new houses and the form of ribbon development proposed would detract from the landscape quality and rural appearance and character of the area. (S/1957/84)</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 in the centre of Little Abington. It consists of former farm buildings that were part of Bancroft Farm. The site is on the east side of Church Lane. There is a meadow to the east of these buildings. To the south of the site are houses in Church Lane and beyond St Marys Church. To the west of the site is residential.
<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 entire site is within the Conservation Area. - Major adverse effect on Conservation Area due to potential loss of buildings and loss of rural context to Bancroft Farm (a group of positive buildings within CA),</li> <li>• Listed Buildings - Little Abington church is a grade II* listed building to the south of the site (50 metres distance); 36 Church Lane is a grade II listed building to the south east of the site (50metres distance) - Loss of rural backdrop to Church Lane.</li> </ul>

	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site -The site is located in the historic core of the village to the north of the medieval parish church of St Mary. Archaeological works could be secured by condition of planning permission.</li> </ul>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – on the opposite side of Church Lane there is a belt of protected trees from the church to the junction with Bourn Bridge Road. To the east of the site is a meadow which has a group of protected trees</li> <li>• Protected Village Amenity Area – the entire site and the adjoining meadows are within a PVAA</li> <li>• Public Rights of Way – a footpath crosses the adjacent meadow from north to south (30metres east 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 grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 3</li> <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> </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 along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</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 within the centre of Little Abington adjacent to a meadow that is entirely enclosed by houses. The gardens of these houses back onto the meadows with mature trees screening views across the field to the site. The character of this area is essentially rural. The SCVCS identifies the retention of open spaces especially in the centre of Little Abington as being important.</p> <p>Some of the former farm buildings are located right up to the road in Church Lane creating a rustic walled edge to the site. There is currently only one access into the site along the lane which is opposite West Field. Views of the whole site from the lane are hidden behind this walled edge. The belt of trees along the opposite side of the lane and also north of the site further emphasises the rural character of this part of the village, which would be impacted if this site were to be developed.</p> <p>Development of this site would have a significant adverse effect on the townscape and landscape setting of Little Abington because the site has a distinctly rural character and would result in the loss of an open space within the village. If the farm buildings were removed the setting of Church Lane would lose its intimate rural backdrop.</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>A junction located on to Church Lane 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 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</li> </ul>

	<p>mains.</p> <ul style="list-style-type: none"> <li>• Gas – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Linton 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>Little Abington does not contain a primary school but shares one with Great 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 13 dwellings could generate a need for early years places and a maximum of 5 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 could be found in existing schools.</p>
<b>Health facilities capacity?</b>	<p>Linton Health Centre (2.54miles) – Some spare capacity.  Sawston Medical Practice London rd (2.71miles) – Lots of capacity because moved to new premises in 2006</p>
<b>Any other issues?</b>	<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 environment to help alleviate housing pressures in South Cambs and the wider sub region.</li> <li>• More affordable and diverse range of housing within a balanced housing market.</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> </ul>

	<ul style="list-style-type: none"> <li>• Locating development within the development framework boundary will retain the openness of the countryside on the edges of the village</li> <li>• Retaining and converting some of the former farm buildings on the site represents an opportunity to enhance the character and appearance of this part of the conservation area</li> <li>• It represents the most sustainable way to provide new housing as it would involve the redevelopment of previously developed land , make best use of existing buildings and allow new development to be integrated within the existing settlement pattern</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 0.32ha)
<b>Site capacity</b>	9
<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 landowner
<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</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>	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 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 without development potential	

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

**Site Assessment Proforma**

<b>Location</b>	Little Abington
<b>Site name / address</b>	Land to east of Bancroft Farm, Church Lane
<b>Category of site:</b>	A development within the existing village development framework boundary
<b>Description of promoter's proposal</b>	72 dwellings with public open space
<b>Site area (hectares)</b>	3.96ha
<b>Site Number</b>	029
<b>Site description &amp; context</b>	<p>The site is in the centre of Little Abington. To the north, east and south the site is enclosed by residential and to the west former farm buildings which were part of Bancroft Farm.</p> <p>The site is a field. There is an old farm building alongside the eastern edge of the field. It adjoins a further SHLAA site – Site 28.</p>
<b>Current or last use of the site</b>	Pasture and grazing 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>	A planning application for one house was refused in 1966 for part of the site. (SC/66/715)
<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</b>	No

<b>other considerations that have the potential to make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	The site is in the centre of Little Abington. To the north, east and south the site is enclosed by residential and to the west former farm buildings which were part of Bancroft Farm. The site is a field.
<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 entire site is within the Conservation Area. - Major adverse effect on Conservation Area due to potential loss of buildings and loss of rural context to Bancroft Farm (a group of positive buildings within CA),</li> <li>• Listed Buildings - Little Abington church is a grade 2* listed building to the south of the site (50 metres distance); 36 Church Lane is a grade 2 listed building to the south of the site (50metres distance) - Loss of rural backdrop to Church Lane.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village, to the north east of the medieval parish church of St Mary. 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 meadow there is a group of protected trees. Along Church Lane there is a belt of protected trees on the opposite side of the road to the site.</li> <li>• Protected Village Amenity Area – the entire site is a PVAA</li> <li>• Public Rights of Way - a footpath crosses the meadow from north- west corner southwards to 36 Church Lane.</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</li> </ul>

	<p>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>• Ground Water Source Protection Zone 3</li> <li>• Land contamination - Unknown buildings in east of site, 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.</li> </ul> <ul style="list-style-type: none"> <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>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 along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</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 within the centre of Little Abington and is a meadow enclosed on three sides by houses. These properties generally have well-established gardens containing some mature trees, which screen views across the site. The character of this area is essentially rural. The SCVCS identifies the retention of open spaces especially in the centre of Little Abington as being important. The loss of this open space would have a significant impact on the setting of the village.</p> <p>A footpath crosses the site from the north - western corner to a gap in the line of houses to the west of 36 Church Lane – a listed property. The land of the site includes this southern section of the pathway adjacent to this property. Given the proximity of the listed building it is unlikely that access to the site would be allowed here since it would greatly impact the setting of this listed building.</p> <p>To the west of the site is a collection of former farm buildings along</p>

	<p>Church Lane, which are part of Bancroft Farm. To the north of these the site is adjacent to the road. This boundary is formed by tall trees and a hedgerow that screens views across the site and creates a rural character to this part of the village.</p> <p>Development of this site would have a significant adverse effect on the townscape and landscape setting of Little Abington because the site has a distinctly rural character and would result in the loss of an open space within the village. If the farm buildings were removed the setting of Church Lane would lose its intimate rural backdrop.</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 and A11 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 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</b>	No FRA provided

<b>measures?</b>	
<b>School capacity?</b>	<p>Little Abington does not contain a primary school but shares one with Great 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 72 dwellings could generate a need for early years places and a maximum of 25 primary school places and 18 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>Linton Health Centre (2.54miles) – Some spare capacity.  Sawston Medical Practice London rd (2.71miles) – Lots of capacity because moved to new premises in 2006</p>
<b>Any other issues?</b>	<p>The promoter also provided the following additional information -</p> <p>40% of the land will provide strategic infrastructure including public open space and roads.</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 environment to help alleviate housing pressures in South Cambs and the wider sub region.</li> <li>• More affordable and diverse range of housing within a balanced housing market.</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>• Locating development inside the development framework boundary will retain the openness of the countryside on the edges of the village</li> </ul>

	<ul style="list-style-type: none"> <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>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 2.97ha)
<b>Site capacity</b>	89
<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 owner
<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</b>	Planning obligations

<b>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 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

 **SHLAA Site**



**Site 002**

**Site 244**

**Site 282**

**Site 257**

**Longstanton**

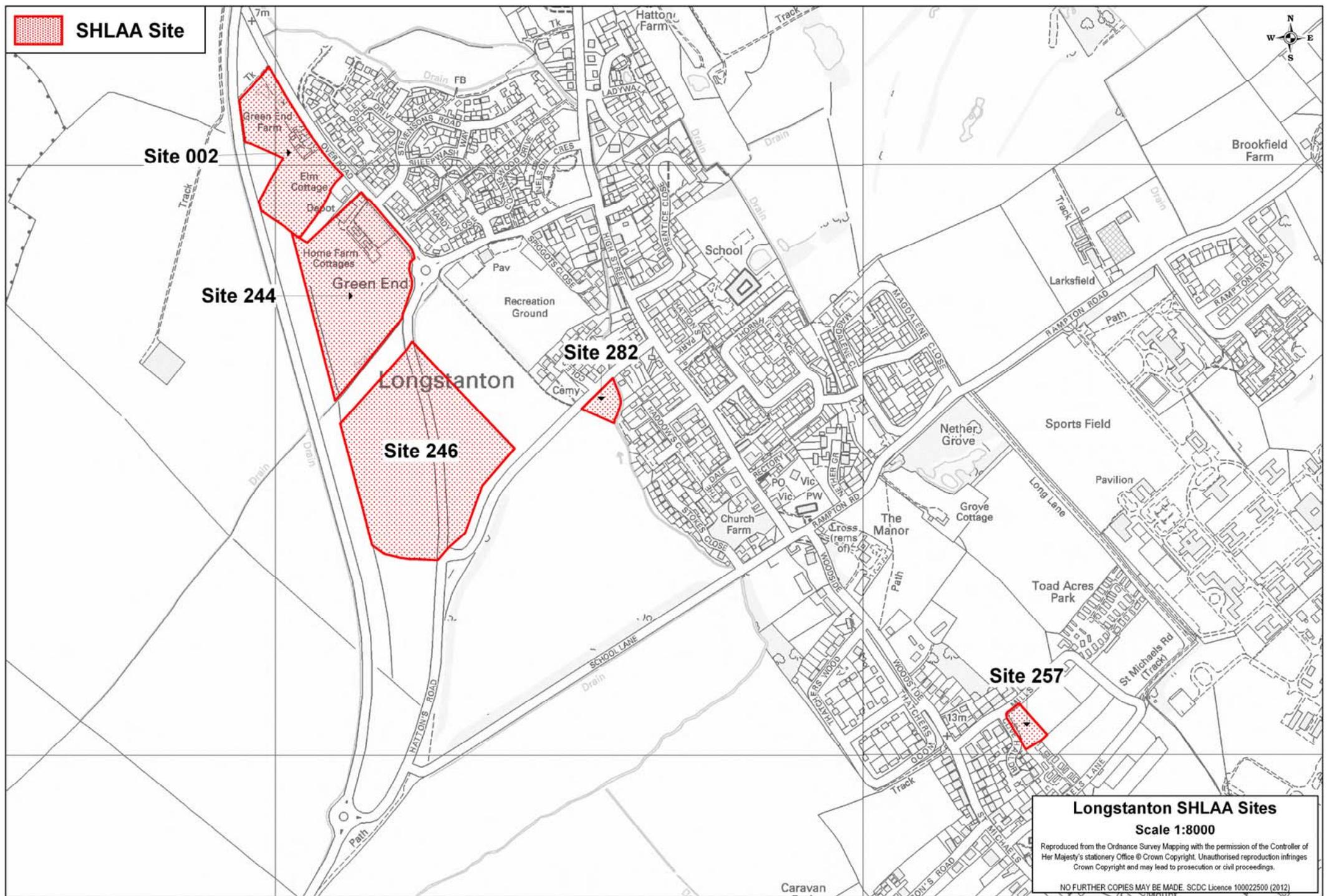
**Site 246**

**Longstanton 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>	Longstanton
<b>Site name / address</b>	Green End Farm, Longstanton
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	50 dwellings plus conversion of existing dwelling to restaurant and contributions to community centre.
<b>Site area (hectares)</b>	2.39 ha.
<b>Site Number</b>	002
<b>Site description &amp; context</b>	<p>This agricultural site is situated between Over Road and the B1050 Longstanton bypass, on the western edge of Longstanton. The site lies to the west of the new housing development at Home Farm for approximately 500 dwellings. The site consists of a farm house, associated farm buildings and a grass field and is surrounded by mature landscape features (trees and hedgerows) around the site fringes, whilst a large pond exists within the northern end of the site. The site is relatively exposed to the west, due to the proximity of the new bypass, which has created views into the area.</p> <p>Note: site adjacent to site 244 to the south.</p>
<b>Current or last use of the site</b>	The site is currently in agricultural use as a grass field for hay. The site includes Green End Farm house and associated farm buildings.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated for a non-residential use in the current development plan?</b>	No.
<b>Planning history</b>	The site was advertised as an objection site in June 2006.
<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 constraints that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>The northern quarter of the site is liable to flooding and falls within Flood Zone 3a.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>This agricultural site is situated between Over Road and the B1050 Longstanton bypass, on the western edge of Longstanton. Approximately 1/4 of the site is liable to flooding and falls within Flood Zone 3, which will reduce the developable area, although there is sufficient land remaining for development.</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>Scheduled Ancient Monument on site – Area of Ridge and Furrow (Grid Refs. 538999, 267049)</li> <li>Archaeological remains associated with the medieval hamlet of Green End are likely to survive in the area. There is also evidence for Iron Age settlement in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>

<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath lies to the south east of the site.</li> <li>• Biodiversity features - The site has been classified as Fenland, a landscape which support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Contaminated Land - Agricultural / farm use, requires assessment, can be conditioned.</li> <li>• Noise issues - The site in close proximity to the B1050 bypass to the west with prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Longstanton as a Fen Edge village with three types of landscape setting. To the west there are flat and open arable fields, with few hedgerows, leading towards Cow Fen and Swavesey in the north west. The western approach is fen-like, with ditches either side of the open road, wide views of the village, and the spire of All Saint’s Church as a landmark. The edges of Longstanton are generally soft, with well defined wooded boundaries. The site is characterised as enclosed paddocks and fields surrounded by open arable fields.</p> <p>The site lies in an area where the landscape is flat with long views, particularly across to the west, although this is broken up in part by</p>

	<p>field boundaries. The road frontage is well screened by a tall hedge, which provides a soft and rural edge to the village from the north.</p> <p>Whilst new development has taken place to the east of Over Road, the road creates a clear edge to the village. To the west of Over Road is limited development, comprising farm buildings. The land creates a soft buffer between the bypass and the village proper.</p> <p>Development of this site would have some adverse effect on the landscape and townscape setting of Longstanton. The site is an enclosed paddock and filed creating a soft edge to the village. It is located in an exposed location where there is a clear edge to the village. However, it may be possible to integrate some development if the dense hedgerow were retained.</p>
<b>Can any issues be mitigated?</b>	<p>Yes, with careful design and landscaping it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site. 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 Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Over Road would be acceptable to the Local Highway Authority.</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 – Longstanton has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water</li> </ul>

	<p>treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</p>
<b>Drainage measures?</b>	<p>No FRA carried out to date, but drainage measures will need careful consideration, given status of northern element of site in High-Risk (Zone 3) category.</p>
<b>School capacity?</b>	<p>Longstanton has one Primary School with a PAN of 34 and school capacity of 238, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 56 primary places in Longstanton taking account of planned development in Longstanton, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for a small number of early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p> <p>Planned new town of Northstowe may resolve some such capacity issues, but this will depend upon deliverability of that development against transport infrastructure improvements.</p>
<b>Health facilities capacity?</b>	<p>The Surgery, Magdalene Close, Longstanton, provides health facilities for the area. It has potential for capacity to be increased, but is currently planning to accommodate 1,500 homes for Northstowe.</p>
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
<b>Does the site warrant further assessment?</b>	<p>Yes</p>

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	1.79 ha.
<b>Site capacity</b>	54 dwellings
<b>Density</b>	30dph

#### Potential Suitability

<b>Conclusion</b>	The site is potentially capable of providing residential development taking account of site factors and constraints
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#### Availability

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Landowner
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	Site has previously attracted tentative interest from adjoining developers at Home Farm.
<b>When would the site be available for development?</b>	Site is available immediately

#### 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> <li>• Development period – 5 years</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known

<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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

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

**Site Assessment Proforma**

<b>Location</b>	Longstanton
<b>Site name / address</b>	Land West of Over Road, Longstanton
<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>	Erection of 140 Dwellings
<b>Site area (hectares)</b>	4.08 ha.
<b>Site Number</b>	244
<b>Site description &amp; context</b>	<p>The site is situated between Over Road and the B1050 Longstanton bypass, and lies to the west of the new housing development at Home Farm for approximately 500 dwellings, on the western side of Longstanton.</p> <p>The site consists of a farm house, associated farm buildings and a grass field. It is surrounded by mature landscape features (trees and hedgerows) around the site fringes, with a concentration of such features in the north eastern corner of the site, in close proximity to the various existing buildings on site.</p> <p>One of the former farm buildings on site appears to have been used for commercial / industrial purposes.</p> <p>Note: site adjacent to site 246 to the north.</p>
<b>Current or last use of the site</b>	Agricultural / residential
<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>	S/2028/88/F – Permission for Farm Buildings and House S/0674/81 – Permission for Dairy Unit
<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>A small part of the east of the site within Flood Zone 2.</li> </ul>
<b>Tier 1 conclusion:</b>	This agricultural land, between Over Road and B1050 Longstanton bypass, on the western edge of Longstanton with a small part within Flood Zone 2. There are no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

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

	<p>design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Contaminated Land - Commercial / industrial use in north of site, requires assessment, can be conditioned</li> <li>• Noise issues - The site in close proximity to the B1050 bypass to the west with prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Longstanton as a Fen Edge village with three types of landscape setting. To the west there are flat and open arable fields, with few hedgerows, leading towards Cow Fen and Swavesey in the north west. The western approach is fen-like, with ditches either side of the open road, wide views of the village, and the spire of All Saint's Church as a landmark. The edges of Longstanton are generally soft, with well defined wooded boundaries.</p> <p>The site lies in an exposed area where the landscape is flat with long views, particularly across to the west, although this is broken up in part by field boundaries. The Over Road frontage is largely well screened by a tall hedge. However, the approach from the bypass is very open and exposed.</p> <p>Whilst new development has taken place to the east of Over Road, the road creates a clear edge to the village. To the west of Over Road is limited development, largely comprising farm buildings and sporadic buildings, set within dense landscaping.</p> <p>Development of this site would have some adverse effect on the landscape and townscape setting of Longstanton. The land creates a rural buffer between the bypass and the village proper. It is located in an exposed location where there is a clear edge to the village. However, it may be possible to integrate some more limited development if the dense hedgerow were retained and additional suitable landscaping provided.</p>

<b>Can any issues be mitigated?</b>	Yes, with careful design and landscaping it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site. 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 the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Over Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains</li> <li>• Gas – Longstanton has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Longstanton has one Primary School with a PAN of 34 and school capacity of 238, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 56 primary

	<p>places in Longstanton taking account of planned development in Longstanton, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 140 dwellings could generate a need for a small number of 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 provision of new schools.</p> <p>Planned new town of Northstowe may resolve some such capacity issues, but this will depend upon deliverability of that development against transport infrastructure improvements.</p>
<b>Health facilities capacity?</b>	The Surgery, Magdalene Close, Longstanton, provides health facilities for the area. It has potential for capacity to be increased, but is currently planning to accommodate 1500 homes for Northstowe.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.

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

<b>Capacity</b>	
<b>Developable area</b>	3.06 ha.
<b>Site capacity</b>	92 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</b>	Yes

<b>ownership?</b>	
<b>Site ownership status?</b>	Landowner
<b>Legal constraints?</b>	None
<b>Is there market interest in the site?</b>	No information to suggest site has 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>Development period – 5 years</li> <li>Annual dwelling completions – 28</li> <li>Phasing (i.e. number of dwellings in each year, allowing for building up to that rate for larger sites) – averages 28 but rear loaded to 0 year 1 – 20, yr2 – 40 yr, 3 – 40 yr 4 and 40 yrs 5</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>	Yes
<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 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>	Longstanton
<b>Site name / address</b>	Land East of the B1050, Longstanton
<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>	B1 Employment and 25 Live Work Units
<b>Site area (hectares)</b>	6.30 ha.
<b>Site Number</b>	246
<b>Site description &amp; context</b>	The site is arable fields bisected by the bypass link road, on the western side of Longstanton. The site lies to the west of new residential development and further to the west lies the B1050 Longstanton bypass. The site is bounded by hedgerows to Hattons Road and the edge of the new residential development. The site lies in a very flat and exposed landscape, with long views across to the west.
<b>Current or last use of the site</b>	Vacant scrub land sub-divided by by-pass (previously agricultural land before Home Farm development).
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	Yes – Allocated Employment Site (SP/12a)
<b>Planning history</b>	<ul style="list-style-type: none"> <li>• S/1839/07/RM – Siting, design and external appearance, access and landscaping for Business Park approved under outline consent S/0682/95/O (approved)</li> <li>• S/0682/95/O – Forms part of larger outline consent for B1050 bypass for Longstanton (and related works), together with housing (21ha), business park (7.2ha) extension to village recreation ground and other works.</li> </ul> <p>Note: Development of the residential development approved under the above outline consent has commenced (nearing completion). Works on the business park and recreation ground yet to commence.</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>	This agricultural field bisected by the bypass link road, on the western edge of Longstanton is currently allocated, and has outline planning permission for, employment use.
<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 - Previous archaeological works in the area have identified evidence for medieval activity. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Public Rights of Way – a footpath lies to the north east of the site.</li> <li>Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul>

	With careful design it should be possible to mitigate any impact on the natural environment.
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issues - The site in close proximity to the B1050 bypass to the west with prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Longstanton as a Fen Edge village with three types of landscape setting. To the west there are flat and open arable fields, with few hedgerows, leading towards Cow Fen and Swavesey in the north west. The western approach is fen-like, with ditches either side of the open road, wide views of the village, and the spire of All Saint's Church as a landmark. The edges of Longstanton are generally soft, with well defined wooded boundaries.</p> <p>The site lies in an exposed area where the landscape is flat with long views, particularly across to the west, although this is broken up in part by field boundaries. The site is bisected by Hattons Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Longstanton. However, the site has outline planning permission for employment uses, which includes details of the landscaping to mitigate and integrate the site into the landscape.</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. The allocation of the site for employment use has established the principle of development in this location. Further investigation and possible mitigation will be required to address the physical considerations, including noise.

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

	<p>difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway as the Highway Authority has not adopted the bypass link road.</p> <p>Additional pressure will be put on the network with the development of Northstowe (10,000 dwellings), within two miles of this site.</p> <p>However, it is to be noted that the CGB goes within two miles of this site and travels directly to Cambridge.</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 – Longstanton has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Longstanton has one Primary School with a PAN of 34 and school capacity of 238, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 56 primary places in Longstanton taking account of planned development in Longstanton, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 25 dwellings could generate a need</p>

	<p>for a small number of early years places and a maximum of 9 primary school places and 6 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The Surgery, Magdalene Close, Longstanton, provides health facilities for the area. It has potential for capacity to be increased, but is currently planning to accommodate 1,500 homes for Northstowe.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>

<b>Does the site warrant further assessment?</b>	Yes
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<b>Tier 3: Site Specific Factors</b>	
<b>Capacity</b>	
<b>Developable area</b>	4.90 ha.
<b>Site capacity</b>	147 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>	Landowner
<b>Legal constraints?</b>	No

<b>Is there market interest in the site?</b>	Site has been marketed previously, no interest to date.
<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 site could become available 2011-16</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	<ul style="list-style-type: none"> <li>• The first dwellings could be completed on site 2011-16</li> <li>• Development period – 5 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>	Proposed policy change arises from lack of demand for B1 units, as evidenced by previous marketing response.
<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 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the</p>

	plan period.
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<b>Site Assessment Conclusion</b>
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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
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**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)**

**Site Assessment Proforma**

<b>Location</b>	Longstanton
<b>Site name / address</b>	Land off Clive Hall Drive, Longstanton
<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>	12 dwellings with public open space
<b>Site area (hectares)</b>	0.26 ha.
<b>Site Number</b>	257
<b>Site description &amp; context</b>	The site is a rectangular pasture field to the south east of Mills Lane and north east of Clive Hall Drive, on the eastern edge of Longstanton. To the north west of the site on the opposite side of Mills Lane are detached bungalows, to the west and south is Clive Hall Drive, a modern housing estate, and to the south east is the Badgers Holt mobile home park. To the north east lies further enclosed pastureland. The eastern edges are bounded by tall hedge and trees, whilst the western edges are bound by low hedge and trees, although there is a gap midway along the Clive Hall Drive frontage, where there is a former agricultural shed.
<b>Current or last use of the site</b>	Pastureland
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LDF Objection Site 80 (part of a larger site). The Inspector reported: "Although the new town of Northstowe is close to Longstanton, the 2 are separated by a valuable area of open land. The Development Framework of Longstanton should not be extended into this separating area."  After a binding recommendation from the Inspectors in their Report into the Northstowe AAP, the requirement for a set distance of 200m green separation was omitted from the final AAP. However, appropriate green separation is still required between Northstowe and Longstanton and when considering the effect of removing the 200m

	<p>figure, the Inspectors noted that the character of Longstanton St Michael should be protected “by way of the careful treatment of the open conservation area land between the built parts of the village and the new town development” (paragraph 4.15). They further noted that “The open land in the Conservation Area is of value for visual, historical and archaeological reasons” (paragraph 4.23).</p> <p>LP2004 Inspector - It would be inconsistent to support extension of the village framework to include undeveloped land without the character of an infill plot and which could not be developed at an appropriate density without exceeding 2 dwellings.</p> <p>There have been 10 unsuccessful planning applications over the course of many years for residential development on this site. Most recently, planning applications were made for 3 bungalows (S/0475/05/O) and 2 bungalows (S/0618/06/O), both of which were refused and dismissed by an Inspector at appeal. The Inspector considered any development on the site would "appear as the filling in of a significant gap between built-up elements of the village". He commented that the site had been considered in the context of two Local Plans and permission had been refused for a bungalow in 1999. He considered that the rear boundary hedge does not constitute "a logical framework boundary any more than do other hedges which characterise the open land in the vicinity of Mills Land and St Michael's Lane". He felt the site makes a "particular contribution ...to the setting of the village" and also that it had a "strong visual association...with the wider countryside to the east". He went on to say that the inclusion of the site in the extended Conservation Area was "because of its openness, and that it is an integral part of the small group of fields which are important to the setting of the built-up part of the village."</p>
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This is a rectangular pasture field, south east of Mills Lane and north east of Clive Hall Drive, on the eastern edge of Longstanton with no strategic constraints identified that would prevent the site from being

	developed, although it is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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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 within the Longstanton Conservation Area.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village to the north of the medieval parish church of St Michael. County Archaeologists would require archaeological works to be secured by condition of planning permission.</li> </ul> <p>The site is within the Longstanton Conservation Area, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a byway lies approximately 220m to the north west of the site.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	None
<b>Townscape and landscape impact?</b>	The South Cambridgeshire Village Capacity Study (1998) describes Longstanton as a Fen Edge village with three types of landscape setting. To the east Oakington Barracks forms a significant feature in the landscape, with a substantial built complex with hangers and rough grassland and scrub to the south. The edges of Longstanton are generally soft, with well defined wooded boundaries. The site is

	<p>characterised as an area of enclosed paddocks and fields with a country lane character separating the village from the Barracks.</p> <p>The Longstanton Conservation Area Appraisal (2005) identifies the Long Lane footpath, linking into St Michael's Lane and Mills Lane, as an important aspect of the village's character, with positive hedgerow. It allows glimpses of the village across open fields. The open land between Mills Lane and St Michael's Lane and to the southeast of St Michael's Lane is very important to the landscape setting of the village. The long views across the paddocks give a great sense of space and the hedgerows and trees add considerable richness to the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Longstanton. There is a clear edge to the village in this location, with Mills Lane becoming increasingly rural in character beyond Clive Hall Drive to the east. The importance of keeping this land open has been emphasised both by the Inspector considering the appeal of recent planning applications, and also by the Inspectors considering the Northstowe AAP and Site Specific Policies DPD (see the planning history section above).</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts in a rural area that provides important separation between the village and Northstowe.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Mills Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains Water - The site falls within the 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</li> </ul>

	<p>increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains</p> <ul style="list-style-type: none"> <li>• Gas – Longstanton has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Longstanton has one Primary School with a PAN of 34 and school capacity of 238, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 56 primary places in Longstanton taking account of planned development in Longstanton, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 12 dwellings could generate a need for a small number of early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The Surgery, Magdalene Close, Longstanton, provides health facilities for the area. It has potential for capacity to be increased, but is currently planning to accommodate 1,500 homes for Northstowe..
<b>Any other issues?</b>	<p>The proposer provides the following supporting information:</p> <p>Site is suitable for the provision of housing, which would include affordable homes. Public open space would be provided as required.</p>
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (area if unconstrained 0.26 ha).
<b>Site capacity</b>	8 dwellings
<b>Density</b>	30 dph

#### Potential Suitability

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

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

#### Achievability

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

<b>deliverability?</b>	
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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

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

**Site Assessment Proforma**

<b>Location</b>	Longstanton
<b>Site name / address</b>	Land off Hatton Road (B1050), Longstanton
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	10 dwellings
<b>Site area (hectares)</b>	0.26 ha.
<b>Site Number</b>	282
<b>Site description &amp; context</b>	The site is a triangular field, south Hattons Road, on the western edge of Longstanton. The site adjoins residential development to the east and north, a cemetery to the north west, and open countryside to the south and west. The site is bound by a mature hedgerow along the residential boundary and trees to the road frontage, but exposed to open agricultural land to the south.
<b>Current or last use of the site</b>	Pasture
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	The site is within the area covered by the Northstowe AAP.
<b>Planning history</b>	<p>LP 2004 Inspector concluded: "This is a small, roughly triangular, area of grass in one corner of a large arable field. Although it borders the village framework on two sides I do not consider that it forms a natural area for development. I do not support the objector's suggestion that it be allocated for residential development. I also note that the site is within the Environment Agency's most recent Indicative Floodplain."</p> <p>LP 1993 Inspector – "The development of this land would result in a substantial and prominent incursion into the rural surroundings of the village."</p>
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – the whole site is within Flood Zone 3a.</li> </ul>
<b>Tier 1 conclusion:</b>	This is a triangular agricultural field, south Hattons Road, on the western edge of Longstanton which is wholly within Flood Zone 3 and therefore unsuitable for residential development.
<b>Does the site warrant further assessment?</b>	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>Non-statutory archaeological site - Located on the west side of the historic village core, close to the medieval All Saints Church and the site of a 15th century manor. Finds of prehistoric date are also known in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders – a group of protected trees lie opposite the site on the northern side of Hattons Road.</li> <li>Public Rights of Way – a footpath runs to the south west of the site and continues across Hattons Road to the north.</li> <li>Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity</li> </ul>

	<p>value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise issues - The site in close proximity to the B1050 bypass to the west with prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Longstanton as a Fen Edge village with three types of landscape setting. To the west there are flat and open arable fields, with few hedgerows, leading towards Cow Fen and Swavesey in the north west. The western approach is fen-like, with ditches either side of the open road, wide views of the village, and the spire of All Saint's Church as a landmark. The edges of Longstanton are generally soft, with well defined wooded boundaries. The site is characterised as small fields and substantial treed edge create a rural enclosure to the village. Hedgerows on the roadside create narrow views to the village from the approach road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Longstanton. The site forms a soft rural edge to the village, as an area of largely enclosed, informal grassland penetrating into the built up area. The approach from Hattons Road is rural in character and development in this location would have a detrimental impact on the rural character.</p>
<b>Can any issues be mitigated?</b>	<p>Yes, with careful design and landscaping it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

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

	<p>The Highway Authority has concerns due to the possible creation of a cross road with Colesfield. Cross roads have a poor accident history in general.</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 – Longstanton has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p>
<b>School capacity?</b>	<p>Longstanton has one Primary School with a PAN of 34 and school capacity of 238, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 56 primary places in Longstanton taking account of planned development in Longstanton, and a deficit of 168 secondary places at Swavesey VC 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 provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>The Surgery, Magdalene Close, Longstanton, provides health facilities for the area. It has potential for capacity to be increased, but is currently planning to accommodate 1500 homes for Northstowe.</p>
<b>Any other issues?</b>	<p>The proposer provides the following supporting information:</p> <p>The site is located adjoining the village and offers to create an active</p>

	<p>area of social cohesion within the proposed development, whilst offering further social and economic benefits to Longstanton and surrounding villages/towns, through use of local shops, services and public transport. The site is within walking distance of existing services.</p> <p>Land adjoins village on northern &amp; western boundaries adjoins public highway with access to west &amp; adjoins public footpath to south. The site is located within the 30mph speed limit.</p>
<b>Can issues be mitigated?</b>	<p>No. It is not possible to provide safe highway access to the site. The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</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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### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained for example 0.26 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>	Yes
<b>Site ownership status?</b>	Site promoted by single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<b>When would the</b>	The site is not available immediately.

<b>site be available for development?</b>	
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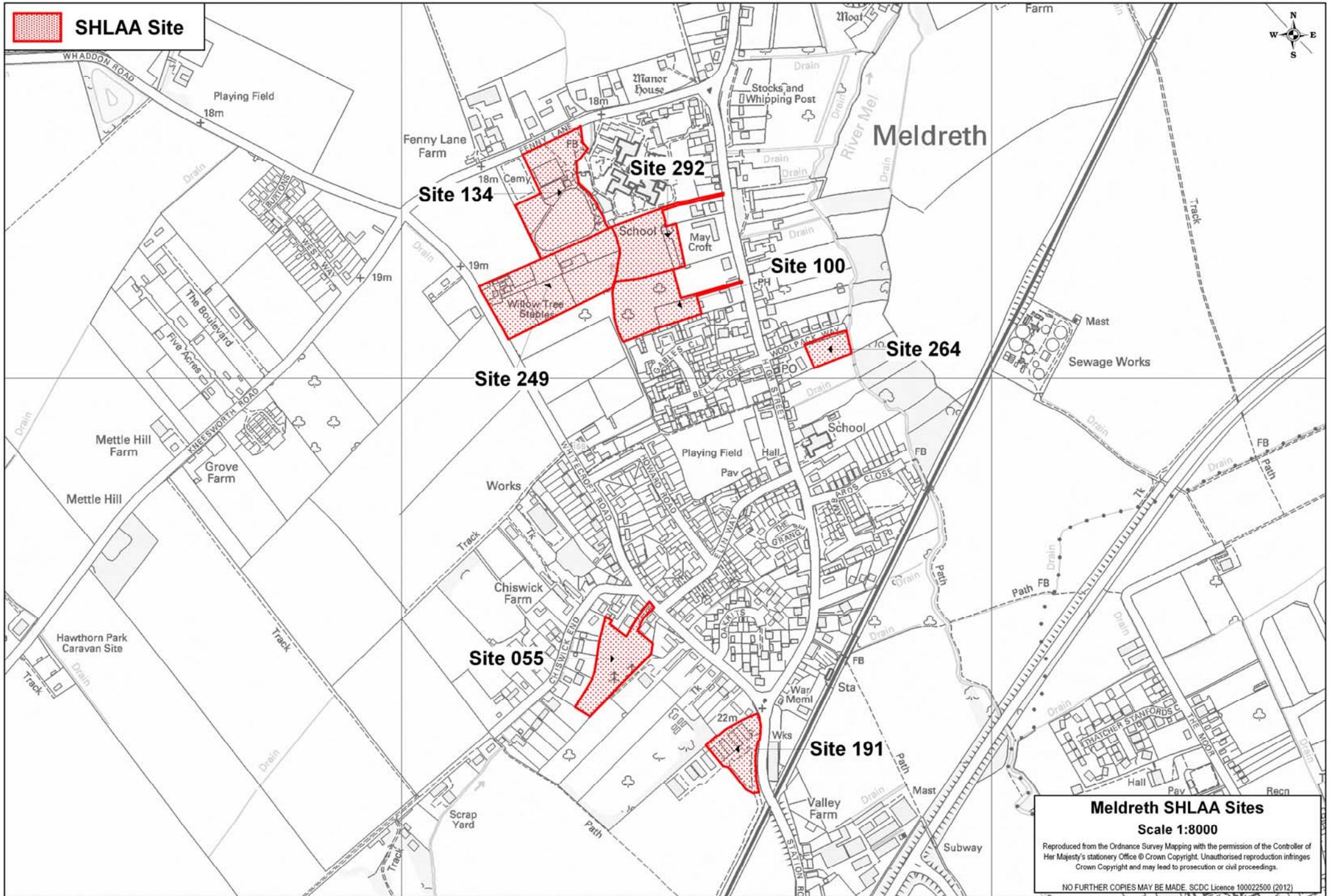
<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4    Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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





**SHLAA Site**



**Meldreth 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>	Meldreth
<b>Site name / address</b>	Land at Whitecroft Road, Meldreth
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary (small part of site is within the framework boundary)
<b>Description of promoter's proposal</b>	30 dwellings
<b>Site area (hectares)</b>	0.98
<b>Site Number</b>	55
<b>Site description &amp; context</b>	Wooded land on the south west edge of the village bounded by residential to the north, west and east and a farm shop / industrial unit and residential to the south. Access to the site is to Whitecroft Road by a road spur which is fronted by a small number of detached houses.
<b>Current or last use of the site</b>	Agricultural/forestry
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC – None
<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>	<ul style="list-style-type: none"> <li>• The site is not within the Green Belt.</li> </ul>

<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>	Wooded land on the southwest edge of the village not subject to considerations that may make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings - Adverse effect on setting of 23 Chiswick End due to levels &amp; obscuring &amp; loss of wooded backdrop. Some adverse effect on 27 Whitecroft Road due to same...</li> <li>Non-statutory archaeological site - The site is located in an area of the village developed from the 18th century. 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 – Two TPO’s close to the spur road to Whitecroft Road.</li> <li>Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade – Grade 2 (very good)</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Ground Water Source Protection Zone</li> <li>Land contamination - Northern part of site is former industrial use, requires assessment, can be conditioned</li> <li>Noise issues - Noise from activities, refrigeration plant and</li> </ul>

	<p>vehicular movements arising from the Cam Valley Orchards to the southern boundary of the site are material considerations with significant negative impact potential in terms of health and well being, living environment, and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. Before any consideration is given to allocating this site for residential development these noise constraints should be 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> <ul style="list-style-type: none"> <li>• Flooding and drainage issues – No FRA provided</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>The tree cover on this site together with the enclosed fields to the south provide a soft transition to the surrounding arable fields.</p> <p>Development of this site would have an adverse effect on the landscape setting and townscape character of Meldreth by reducing the tree cover on the site and through loss of single depth development characteristic of this part of village. The impact of this could be partly mitigated by a low-density scheme which sought to retain most of the trees and hedgerows on the site.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In Part</p>

<b>Infrastructure</b>	
<p><b>Highways</b></p>	<p>A junction located on to Whitecroft Road would be acceptable to the</p>

<b>access?</b>	Highway Authority.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, 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 was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, 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 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 only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	Yes
<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 (0.66 ha if unconstrained)
<b>Site capacity</b>	20 dwellings
<b>Density</b>	130 dph net

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Three family members, no known ownership constraints
<b>Legal constraints?</b>	No known legal constraints
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no known 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> <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</b>	None known

<b>that would significantly affect deliverability?</b>	
<b>Could issues identified be overcome?</b>	None 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

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

<b>Location</b>	Meldreth
<b>Site name / address</b>	Land north of Gables Close, Meldreth
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary (access way within framework boundary)
<b>Description of promoter's proposal</b>	6-30 dwellings subject to relationship with trees and Conservation Area
<b>Site area (hectares)</b>	1.16
<b>Site Number</b>	100
<b>Site description &amp; context</b>	Garden and amenity land to the rear of properties fronting the High Street. Part grassland and partly wooded with hedgerows. Low density housing to High Street. Modern residential estate to the south at Gables Close. Adjoins sites 292 and 249.
<b>Current or last use of the site</b>	Garden amenity
<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>	-
<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>	<ul style="list-style-type: none"> <li>• The site is not within the Green Belt.</li> </ul>
<b>Is the site</b>	

<b>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 – Small part of site in Flood Zone 3.</li> </ul>
<b>Tier 1 conclusion:</b>	Garden amenity land to the rear of properties fronting onto the High Street, not subject to strategic considerations which may make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – Adjoins Meldreth Conservation Area which runs along the High Street. Adverse effect on CA due to intensification of access &amp; loss of openness, trees &amp; wooded backdrop to High Street.</li> <li>Listed Buildings – Site boundary within 85 metres of a Grade II residential property fronting onto the High Street. Some adverse effect on settings of 94, 53 &amp; 55 due to intensification of access.</li> <li>Non-statutory archaeological site - A burial identified to the north suggests a cemetery to the north. There is also evidence for medieval settlement 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>Protected Village Amenity Area – Land separating site from the High Street is a PVAA. Site access crosses the PVAA.</li> <li>Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade – Grade 2 (very good)</li> </ul>

<b>Physical considerations?</b>	None
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>The study identifies the rural character of the High Street in the historic core of the village as a critical asset and a key characteristic. Important building blocks are the detached properties in large gardens with mature trees and hedgerows and the enclosed fields and paddocks to the rear of the High Street properties.</p> <p>Development of this site would have an adverse effect on the townscape of Meldreth by building on one of these enclosed fields and paddocks. The impact of this could be partly mitigated by a low density scheme which sought to retain most of the trees and hedgerows on the site.</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	The Highway Authority comments that the existing access link to the public highway is unsuitable to serve the number of units that are being proposed. The call for sites questionnaire records three potential access points including one to the south to Gables Close.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Meldreth has a mains gas supply</li> </ul>

	<ul style="list-style-type: none"> <li>Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, 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 was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, 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 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 require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	In Part
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.78 ha if unconstrained).
<b>Site capacity</b>	23 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.
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<b>Availability</b>	
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<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is owned by 3 family members. No known ownership constraints.
<b>Legal constraints?</b>	None known.
<b>Is there market interest in the site?</b>	Not on the open market, but through Bidwells Residential Agency it is known that there is housebuilder interest in the locality.
<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>	
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<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>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	None 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</p>

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

<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>	Meldreth
<b>Site name / address</b>	Riding School at land adjacent to Meldreth Manor School, Meldreth, Fenny 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>	30-60 dwellings with public open space
<b>Site area (hectares)</b>	1.92
<b>Site Number</b>	134
<b>Site description &amp; context</b>	The site lies to the west of the village and comprises an Indoor riding stable, paddocks, outdoor riding areas, and car park., bounded by hedges and tree belts which are robust to the north and east. The site adjoins a cemetery to the north and Meldreth Manor School for disabled children to the east. It adjoins sites 249 and 292.
<b>Current or last use of the site</b>	Riding School vacated September 2011
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC – 1965, three planning applications for residential development refused in 1960, 1961 and 1965 because of concerns about drainage and the development being out of scale and character with a village of this size.
<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>	<ul style="list-style-type: none"> <li>The site is not within the Green Belt.</li> </ul>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – Approximately one third of site within Flood Zone 3.</li> </ul>
<b>Tier 1 conclusion:</b>	Part of the site within Flood Zone 3 is unsuitable for residential development. Otherwise the site is not subject to strategic considerations which would make the site unsuitable for development.
<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 - Some adverse effect on setting of the CA and village due to loss of rural approach and separation of core of village from outlying farm.</li> <li>Non-statutory archaeological site - A burial identified to the north suggests a cemetery to the east. There is also evidence for medieval settlement to the east. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade – Grade 2 (very good)</li> </ul>

<b>Physical considerations?</b>	None
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>The indoor riding school combines with the Meldreth Manor School to form a developed edge to the village on Fenny Lane.</p> <p>Development of this site would have an adverse effect on the landscape setting of Meldreth by the development of part of the enclosed paddocks forming a transition between the village and the open countryside. The impact of this could be partly mitigated by a low density scheme which sought to retain most of the trees and hedgerows on the site.</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on to Fenny Lane 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 Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be</li> </ul>

	required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, 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 was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, and a surplus of 97 secondary school places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 60 dwellings could generate a need for early years places and a maximum of 21 primary school places and 15 secondary places.</p> <p>After allowing for surplus school places, development of this site would require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	Yes
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (Approximately 1.30 ha if unconstrained and excluding land in Flood Zone 3)
<b>Site capacity</b>	39 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is owned by SCOPE who also own and run Meldreth Manor School
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	It has not been marketed on the open market; however, Bidwells Residential Agency has provided advice to confirm that the site represents a good site for housing.
<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 2016-21</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	None 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</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>

<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>	Meldreth
<b>Site name / address</b>	Land adjacent to Whitecroft Road, Meldreth
<b>Category of site:</b>	This site straddles the existing village development framework with the onsite buildings being within the framework. Otherwise it is 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>	0.67
<b>Site Number</b>	191
<b>Site description &amp; context</b>	Part of site occupied by a collection of pre-fabricated industrial and agricultural buildings and vehicular layby to the south of the village. Visible from Whitecroft Road the south and east. Adjoins a woodland strip to the north.
<b>Current or last use of the site</b>	Light industrial including garage services
<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>	DC – 1995/6. Planning permission refused for residential development (S/0450/95/0) and appeal dismissed because of loss of employment land, and concerns regarding the residential amenity of the site in relation to the remaining industrial uses.
<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>	<ul style="list-style-type: none"> <li>The site is not within the Green Belt.</li> </ul>
<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>	Employment site on the southern edge of the village not subject to strategic considerations that may make the site unsuitable for development. The compatibility of residential development with the remaining employment and agricultural uses is considered under Tier 2.
<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 - Some adverse effect on setting of CA due to prominence on approach to village. Potential subject to screening &amp; retention of hedgerow.</li> <li>Non-statutory archaeological site - Finds of Bronze Age date are known to the 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 linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade – Grade 2 (very good)</li> </ul>

<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 - The site is close to a mainline railway and the busy Station Road. There are high levels of ambient / diffuse transport noise. The large GoGold warehouse is opposite with refrigeration units. The west of the site would be bounded by medium industrial type units / uses. These are unlikely to be considered compatible uses. Residential could be acceptable with a high level of 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, sealed non-openable windows, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). However, 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. Other environmental conditions (e.g. fumes, vibration, dust) - Odour and dust are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. Before any consideration is given to allocating this site for residential development Environmental Health recommend that these noise, odour and dust constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance including consideration of practical / technical feasibility / financial viability.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>This site lies adjacent to the southern gateway to the village, the pre-</p>

	<p>fabricated buildings on it are highly visible and create a harsh edge to the southern approach to the village.</p> <p>Development of this site could have a beneficial effect on the townscape of Meldreth subject to the design and landscaping of any replacement development.</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on to Whitecroft 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 CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, 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 was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, 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 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</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.
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None.
<b>Can issues be mitigated?</b>	In part.

<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 (0.45 ha if unconstrained)
<b>Site capacity</b>	14 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>	None known
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no known 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.</li> <li>• The site could become available 2016-21</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 2016-21</li> </ul>
<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	None 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

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

<b>Location</b>	Meldreth
<b>Site name / address</b>	Willow Stables, Whitecroft Road, Meldreth
<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 with public open space
<b>Site area (hectares)</b>	2.23
<b>Site Number</b>	249
<b>Site description &amp; context</b>	The site comprises a stable complex and series of small paddocks bounded by strong hedgerows. The site adjoins semi-treed area to the south. It adjoins sites 134, 292 and 100 and is located to the north west of the village.
<b>Current or last use of the site</b>	Equestrian 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>	DC – 1992, planning permission refused for development for low cost housing (S/1620/92/O) for reasons including that the southern boundary of the development would lie 220 metres beyond the village framework boundary, be poorly related to and remote from the existing village and alien to the existing rural character of the area.
<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>	<ul style="list-style-type: none"> <li>The site is not within the Green Belt.</li> </ul>
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – Approximately one fifth of site within Flood Zone 3.</li> </ul>
<b>Tier 1 conclusion:</b>	The site comprises a stable complex and series of small paddocks bounded by strong hedgerows. The site adjoins semi-treed area to the south. It adjoins sites 134, 292 and 100 and is located to the north west 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>Conservation Area - Some adverse effect on setting of the CA due to loss of open views from west across river mainly in winter.</li> <li>Non-statutory archaeological site - A burial identified to the north suggests a cemetery to the north. There is also evidence for medieval settlement 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>Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>Agricultural land of high grade – Grade 2 (very good)</li> </ul>

<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Flooding and drainage issues – Part of site within flood zone 3.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>Development of this site would have an adverse effect on the landscape setting of Meldreth by the development of part of the enclosed paddocks forming a transition between the village and the open countryside. Whilst the impact of this could be partly mitigated by a low density scheme which sought to retain most of the trees and hedgerows on the site, it would be more exposed to views from the north on Whitecroft Road and so would be detrimental to the very rural character of this part of Meldreth..</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on to Whitecroft 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 CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this</li> </ul>

	will be funded by the developer.
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, 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 was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, 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 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 require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	The site is separated from Meldreth by a brook, access being via Whitecroft Road and Fenny Lane. If either SHLAA site 292 or 100 were to be allocated for development this would allow for a possible pedestrian/cycle link from this site through to the High Street. However presently the site is poorly related to and remote from the existing village.
<b>Can issues be mitigated?</b>	In part
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (1.67 ha if unconstrained)
<b>Site capacity</b>	50 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.

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<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>	No
<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>	None 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</p>

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

<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>	Meldreth
<b>Site name / address</b>	80a High Street, Meldreth
<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>	0.30
<b>Site Number</b>	264
<b>Site description &amp; context</b>	Derelict orchard, the front of the site towards the High Street is occupied by a house, which will remain. To the north lies Woolpack Way, which has bungalows along its northern side, to the east is the river Mel, woodland and meadow with arable beyond. The site lies just to the east of the village centre.
<b>Current or last use of the site</b>	Derelict orchard
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	2004. Local Plan Inspectors Report states that: "This is a relatively small part of an area of undeveloped overgrown land next to the River Mel and to the east of the main built up area of the village. Woolpack Way forms a small projection into the tract of riverside land discussed under the site above but I find no reason to support further incursion of development into this area." In relation to the site to the north the Inspector concluded that "However, in my view the undeveloped nature of the lower land alongside the River Mel contrasts clearly with the frontage development in the Conservation Area along the eastern side of High Street. This distinctive feature of Meldreth would be

	eroded under the objector's suggestion".  1988, Planning permission granted for the erection of a bungalow (S/1370/88/D).
<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>• Flood Zone – Very small part of site within Flood Zone 3.</li> <li>• Minerals and Waste LDF designations - All of the site is within a WWTW safeguarding Area of the Cambridgeshire &amp; Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report.</li> </ul>
<b>Tier 1 conclusion:</b>	A derelict orchard close to the village centre. All of the site is within the WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. This establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site.
<b>Does the site warrant further assessment?</b>	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 - Setting of CA. Minimal effect due to modern development, subject to height.</li> <li>• Listed Buildings - Some adverse effect on setting of 51 High Street (Grade II) due to loss of views &amp; trees in views across road. Potential reduced site to provide screening and retention of trees along West edge.</li> <li>• Non-statutory archaeological site - A trackway of possible prehistoric or Roman date runs through the site. Archaeological works could be secured by condition of planning permission.</li> </ul>

<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – TPO 7/66 running along south side of Woolpack Way bounding the site to the north, and also along a small part of the southern boundary. Site is heavily treed which look significant and which would need to be accommodated using current best practice and guidance.</li> <li>• Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade – Grade 2 (very good)</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – Record of commercial/industrial use, can be conditioned</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>Development of this site would have an adverse effect on the townscape character of the village by eroding the contrast between the linear development along the High Street frontage and the undeveloped land to the rear along the river Mel.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part, if the development were to be at a low density its impact would be reduced.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>The site fronts onto Woolpack Way.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity</li> </ul>

	<p>of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas – Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the Melbourn works to accommodate this development site. However the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, 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 was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, 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 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 only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice in Melbourn with limited physical capacity to expand on site.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	In Part
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (0.23 ha if unconstrained)
<b>Site capacity</b>	7 dwellings
<b>Density</b>	30 dph net

#### Potential Suitability

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

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

#### 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>	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>	Meldreth
<b>Site name / address</b>	Land to the rear of 79 High Street, Meldreth
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary (access way within framework boundary)
<b>Description of promoter's proposal</b>	10-30 dwellings
<b>Site area (hectares)</b>	1.08
<b>Site Number</b>	292
<b>Site description &amp; context</b>	A field to the rear of properties fronting the High Street. Part grassland and partly wooded with robust hedgerows. Behind low density housing fronting the High Street. South of Meldreth Manor school. Adjoins sites 134, 249 and 100.
<b>Current or last use of the site</b>	Disused 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>	DC – No relevant development control history.
<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>Flood Zone – Small part of site within Flood Zone 3.</li> </ul>
<b>Tier 1 conclusion:</b>	Disused agricultural land to the rear of properties fronting onto the High Street, not subject to strategic considerations which may make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – land separating site from the High Street is in the Meldreth Conservation Area. Major adverse effect on setting and character of CA due to loss of orchard &amp; trees, loss of part of prominent heritage asset C19 wall for access &amp; splays, loss of wooded backdrop to High Street, &amp; development contrary to single depth pattern along this part of High Street.</li> <li>Listed Buildings – Site within 30 metres of a grade II listed house fronting onto High Street but separated from it by high hedge and trees. Adverse effect on setting of 73 High Street due to loss of garden, loss of part curtilage listed historic wall for access, loss of openness and wooded backdrop.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders – TPO running along full length of the northern site boundary. Other trees on site which would need protecting in accordance with current best practice and guidance.</li> <li>Protected Village Amenity Area – Land separating site from the High Street is a PVAA. Site access crosses the PVAA.</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 of high grade – Grade 2 (very good)</li> </ul>
<b>Physical considerations?</b>	None
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Meldreth as set in a flat and open agricultural landscape. As the village is approached, the woodland and tree cover increases creating a strong contrast with the wider open landscape. The fields to the south are smaller with strong hedgerow boundaries. The northern part of the village is more linear with low density housing, large gardens and paddocks creating a very rural character. The River Mel and small fields, tree belts and hedgerows create a well defined and continuous rural eastern edge to the southern part of the village.</p> <p>The study identifies the rural character of the High Street in the historic core of the village as a critical asset and a key characteristic. Important building blocks are the detached properties in large gardens with mature trees and hedgerows and the enclosed fields and paddocks to the rear of the High Street properties.</p> <p>Development of this site would have an adverse effect on the landscape setting of Meldreth by building on one of these enclosed fields and paddocks. The impact of this could be partly mitigated by a low density scheme which sought to retain most of the trees and hedgerows on the site.</p>
<b>Can any issues be mitigated?</b>	In Part

<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. 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 network impact</li> <li>• Mains water – The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the</li> </ul>

	<p>zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Meldreth has a mains gas supply</li> <li>• Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Meldreth has one primary school with a PAN of 25 and school capacity 175, 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 was deficit of 5 primary places in Meldreth taking account of planned development in Meldreth, 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 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 require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	In Part
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (0.73 ha if unconstrained).

<b>Site capacity</b>	22 dwellings
<b>Density</b>	30 dph net

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

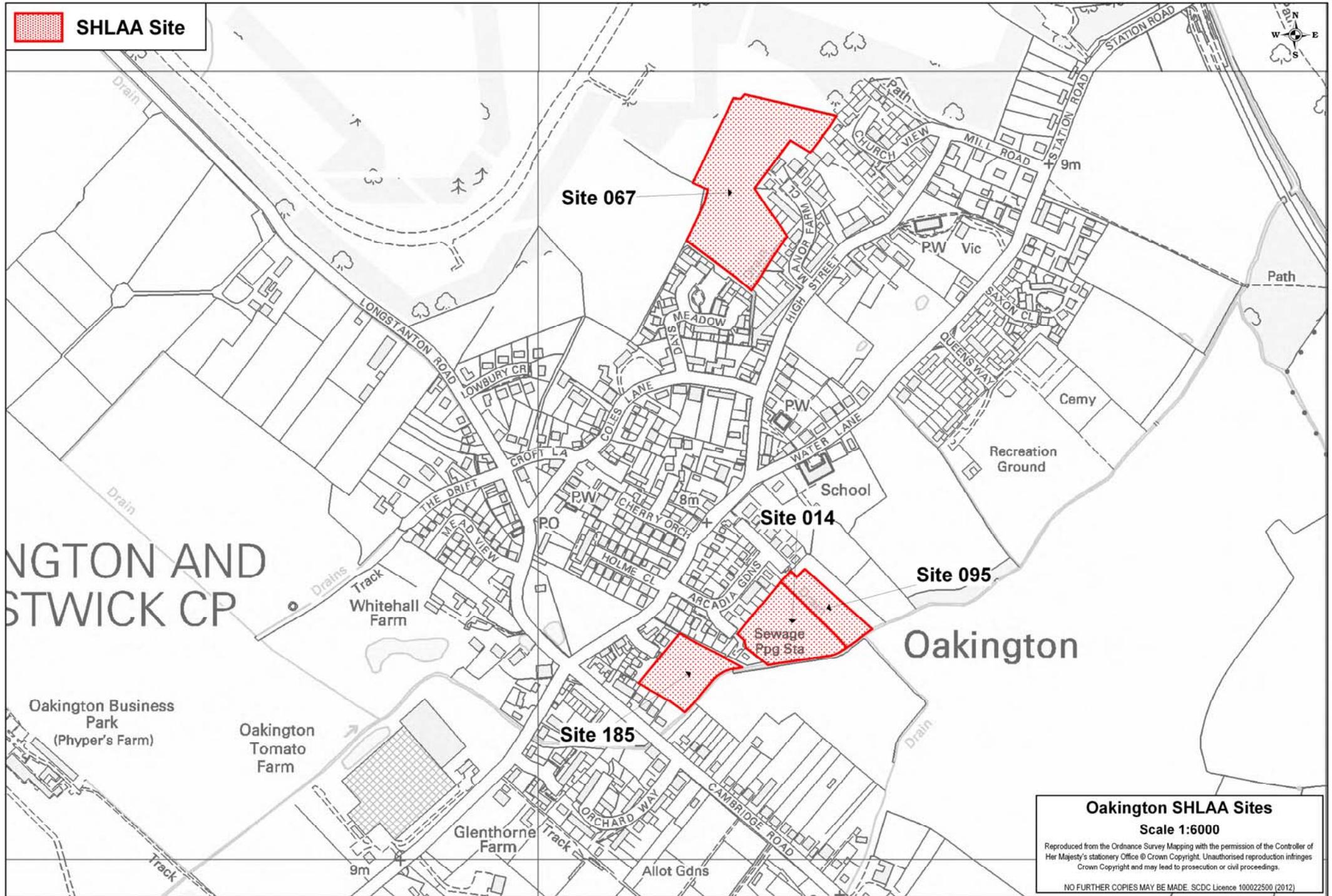
<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is owned by 2 family members.
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	No
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>The site is available immediately.</li> <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>	None identified.
<b>Economic viability?</b>	Viability Category 1 Most viable sites  This viability assessment is provided independent of any policy or

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

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

 SHLAA Site



NGTON AND  
STWICK CP

Site 067

Site 014

Site 095

Site 185

Oakington

**Oakington 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>	Oakington
<b>Site name / address</b>	Arcadia Gardens, Oakington
<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>	0.79 ha.
<b>Site Number</b>	014
<b>Site description &amp; context</b>	<p>The site is located to the south east of Arcadia Gardens, on the eastern boundary of Oakington. It adjoins residential development to the north west and a sewerage pumping station to the south west. Paddock fields adjoin the site along the residential frontage to the east. Further to the east, beyond the brook which forms the boundary, is open agricultural land. The site is a small semi-enclosed paddock, largely surrounded by hedgerows.</p> <p>Note: the site is adjacent to site 095 to the east.</p>
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LP1993 Inspector - Although there is no physical feature which marks the Green Belt boundary south of Arcade Farm, I note the appeal inspector's comment in 1989 that he was 'able to differentiate between the land...within the Green Belt boundary, which is largely free from development, and that part of the site which is excluded, and which is occupied by the present agricultural buildings of Arcade Farm'. He went on to grant planning permission for residential development on the latter site. That site is now a commitment and, once it has been implemented, there will be a clear physical boundary to the Green Belt. I can see no reason to question the inclusion of open land to the south of that boundary in the Green Belt or to seek to allocate it for residential development.</p>

	<p>Similar considerations apply to the land to the south of Arcadia Gardens, which is even more open and is clearly an appropriate constituent part of the Green Belt. It would be contrary to basic policies of the Structure Plan to seek to allocate such land for development.</p> <p>Planning applications for residential development (C/0399/71/O and C/1153/73/O) were refused as there was already sufficient land allocated for development in the village.</p>
<b>Source of site</b>	Site suggested through call for sites

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

	<p>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>The whole site is within Flood Zone and unsuitable for development.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the site lies approximately 100m west of the Oakington Conservation Area.</li> <li>• Non-statutory archaeological site - Earthworks and trackways associated with the medieval village are known to the east and south. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Biodiversity features - A number of habitats situated within and immediately adjacent to the site may be of local interest, or may support protected species / priority species or habitats (Section 41 list, Natural Environment and Rural Communities Act 2006). For example, on-site trees and grassland and the adjacent drainage ditches. There may be water voles and reptiles present along Oakington Brook on the eastern boundary of the site, which may also be a possible area for wild flowers as it is relatively undisturbed. Badgers have been found around Oakington. If this site were redeveloped the land along Oakington Brook should be retained as a natural area.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - A sewage pumping station is adjacent to the south western edge of the site. Anglia Water operate a cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents. Approximately half of the site is within Anglian Water's cordon sanitaire and will not</li> </ul>

	be suitable for residential development.
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Oakington as a Fen Edge village, in generally flat, open landscape. Strong tree and hedgerow boundaries tend to screen the edges of the village. Much of the village is surrounded by enclosed farmland and pasture, as well as allotments and market gardens, providing a rural setting to most of the village. The rural character of much of the village is experienced from its approaches with roads characterised by sporadic smallholdings and some horticultural activity, leading to linear housing with long back gardens. The site is in an area characterised as enclosed farmland where small fields and paddocks create a soft edge and transition between the village and open agricultural land beyond.</p> <p>The Oakington Conservation Area Appraisal (2005) describes the entrance and setting of the village from the direction of Girton and Histon as across flat farmland. The ribbon development originally of farms but more recently of houses erodes Oakington's character as a free-standing village. A small brook lies to the southeast of the village after rising by the Dry Drayton Road. This ultimately flows into the Beck Brook between Oakington and Westwick. In terms of the setting of the Conservation Area, the fields to the southeast of Water Lane are important in combining with the paddocks on the opposite side of the lane to give an open feel to the older part of the village. They also house the remains of much of the Medieval village.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Oakington. Arcadia Gardens is an area of backland residential development and development of this site would create a further area of backland development that would not relate well to the largely linear character of the village. The paddocks between the village and brook, along the eastern edge of Oakington, create a soft edge and rural character to the village, which would be lost if developed.</p>
<b>Can any issues be mitigated?</b>	In part – cordon sanitaire covers half of the site.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>

<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains</li> <li>• Gas – Oakington has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – The Uttons Drove WWTW works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>The advice of the Environment Agency has been sought on whether any drainage improvements associated with the Northstowe development would impact on flooding at this site. Northstowe will be some years in the future and it is not, at present, known exactly what impact there will be. Modelling will need to be undertaken within the area once measures have been completed. It would be premature to consider any such land allocation prior to completion of any works. As a result the Environment Agency would have to continue to consider this to be Flood Zone 3 would object in principle to any such proposal to allocate this site.</p>
<p><b>School capacity?</b></p>	<p>Oakington has one Primary School with a PAN of 17 and school capacity of 119, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Oakington taking account of planned development in Oakington, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for a small number of early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site</p>

	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.
<b>Health facilities capacity?</b>	There is no doctors practice in Oakington. The nearest medical practices are in Bar Hill, Histon, Cottenham, Swavesey with limited capacity to grow.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	No – highways

<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 (area if unconstrained for example 0.53 ha)
<b>Site capacity</b>	16 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	-
<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>	Mains sewerage upgrade
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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

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

<b>Location</b>	Oakington
<b>Site name / address</b>	Land at Manor Farm Close, Oakington
<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>	65 dwellings
<b>Site area (hectares)</b>	2.21 ha.
<b>Site Number</b>	067
<b>Site description &amp; context</b>	The site is located to the west of Manor Farm Close, on the north western boundary of Oakington. It adjoins residential development to the east and south. Paddock land adjoins the site up to the perimeter of the Oakington Barracks to the west, with areas of tree belts screening the site to the north and west. The site is a large semi-enclosed paddock: the southern part of the site is largely surrounded by hedgerows whilst the northern part is open.
<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>	The site is within the area covered by the Northstowe AAP.
<b>Planning history</b>	LDF Objection Site 96.
<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</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – the northern half of the site is within the Minerals and Waste Safeguarding area for sand and gravel.</li> </ul>

<b>make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	The is a large paddock located to the west of Manor Farm Close, on the north western boundary of Oakington with no strategic constraints identified that would prevent the site from being developed, although the northern half of the site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – parts of the north east and south east boundaries of the site adjoin the Oakington Conservation Area.</li> <li>• Listed Buildings – a cluster of Listed building lies within the Conservation Area approximately 125m to the east, including the Grade II* Listed church of St Andrew and three Grade II Listed properties.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village to the west of the medieval parish church of St Andrew. Archaeological works to the south also identified evidence for Roman activity in the area. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>Site forms part of the setting of the Oakington Conservation Area and several Grade II and a II* Listed Buildings. With careful design it may be possible to mitigate any impact on the historic environment with a smaller development.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Order – there is a protected Ash tree on the south eastern boundary of the site. A group of protected trees is located just to the north of the site.</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 Oakington airfield. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Oakington as a Fen Edge village, in generally flat, open landscape. Strong tree and hedgerow boundaries tend to screen the edges of the village. Much of the village is surrounded by enclosed farmland and pasture, as well as allotments and market gardens, providing a rural setting to most of the village. The north west of the village is dominated by the RAF base. The historic core with St Andrews church and considerable open spaces adjacent, is a feature of the village. In spite of the airfield, development has been small-scale, allowing the village to retain its rural character. The views out from the village are also important, affording visual links with the surrounding countryside. The site is in an area characterised with housing estates extending the village towards the RAF base with weak boundaries.</p> <p>The Oakington Conservation Area Appraisal (2005) describes the setting to the north of the village is less conspicuous from the Conservation Area. The belt of trees which hides the airfield is important, especially when looking northeast up the High Street. The Manor House is identified as a significant building and its driveway is identified as a positive vista.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Oakington. The site is within the area of Northstowe Area Action Plan policy NS/3. It is the intention that there should be green separation between the new settlement of Northstowe and the surrounding villages in order to retain the separate identities of the villages. Policy NS/4 considers the separation from Longstanton and Oakington. It seeks to retain the more open character of the landscape found on the edge of Oakington. This separation is to be determined in the masterplanning. If this site were to be allocated it could reduce the land available for separation between Oakington and Northstowe.</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 Oakington Conservation Area and several Grade II and a II* Listed Buildings. It is also within the green separation to Northstowe.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The proposed site does not appear to have a direct link to the</p>

	adopted public highway.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains Water - The site falls within the CWC 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 – Oakington has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – The Uttons Drove WWTW works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Oakington has one Primary School with a PAN of 17 and school capacity of 119, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Oakington taking account of planned development in Oakington, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for a small number of early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors practice in Oakington. The nearest medical practices are in Bar Hill, Histon, Cottenham, Swavesey with limited capacity to grow.
<b>Any other issues?</b>	The site will provide Housing which is easily access to the Guided Busway.

<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>
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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>	1.66 ha.
<b>Site capacity</b>	50 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	<p>Consent is being sought of the Ministry of Defence to remove a restrictive covenant which related to the area when it was an airfield.</p> <p>There are 2 possible accessess. Firstly from Manor Farm Close or secondly across Day's Meadow where the developer has reserved an access corridor.</p>
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<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>	Oakington
<b>Site name / address</b>	Rear of Arcadia Gardens, Oakington
<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>	12+ dwellings
<b>Site area (hectares)</b>	0.41 ha.
<b>Site Number</b>	095
<b>Site description &amp; context</b>	<p>The site is located to the south east of Arcadia Gardens, on the eastern boundary of Oakington. It adjoins residential development to the north west and paddock fields along the residential frontage to the east and west. Further to the east, beyond the brook which forms the boundary, is open agricultural land. The site is a paddock, largely open to the adjoining paddocks but with hedgerows along the brook separating the site from the wider agricultural land.</p> <p>Note: the site is adjacent to site 014 to the west.</p>
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LP 1993 Inspector - Although there is no physical feature which marks the Green Belt boundary south of Arcade Farm, I note the appeal inspector's comment in 1989 that he was 'able to differentiate between the land...within the Green Belt boundary, which is largely free from development, and that part of the site which is excluded, and which is occupied by the present agricultural buildings of Arcade Farm'. He went on to grant planning permission for residential development on the latter site. That site is now a commitment and, once it has been implemented, there will be a clear physical boundary to the Green Belt. I can see no reason to question the inclusion of open land to the south of that boundary in the Green Belt or to seek to allocate it for residential development.</p>

	<p>Similar considerations apply to the land to the south of Arcadia Gardens, which is even more open and is clearly an appropriate constituent part of the Green Belt. It would be contrary to basic policies of the Structure Plan to seek to allocate such land for development.</p> <p>A planning application for residential development (C/1153/73/O) was refused as there was already sufficient land allocated for development in the village.</p>
<b>Source of site</b>	Site suggested through call for sites

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

	<p>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>The whole site is within Flood Zone and unsuitable for development.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the site lies approximately 70m west of the Oakington Conservation Area.</li> <li>• Non-statutory archaeological site - Earthworks and trackways associated with the medieval village are known to the east and south. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Presence of protected species - A number of habitats situated within and immediately adjacent to the site may be of local interest, or may support protected species / priority species or habitats (Section 41 list, Natural Environment and Rural Communities Act 2006). For example, on-site trees and grassland and the adjacent drainage ditches. There may be water voles and reptiles present along Oakington Brook on the eastern boundary of the site, which may also be a possible area for wild flowers as it is relatively undisturbed. Badgers have been found around Oakington. If this site were redeveloped the land along Oakington Brook should be retained as a natural area.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Oakington as a Fen Edge village, in generally flat, open landscape. Strong tree and hedgerow boundaries tend to screen the edges of the village. Much of the village is surrounded by enclosed farmland and pasture, as well as allotments and market gardens, providing a rural setting to most of the village. The rural character of much of the</p>

	<p>village is experienced from its approaches with roads characterised by sporadic smallholdings and some horticultural activity, leading to linear housing with long back gardens. The site is in an area characterised as enclosed farmland where small fields and paddocks create a soft edge and transition between the village and open agricultural land beyond.</p> <p>The Oakington Conservation Area Appraisal (2005) describes the entrance and setting of the village from the direction of Girton and Histon as across flat farmland. The ribbon development originally of farms but more recently of houses erodes Oakington's character as a free-standing village. A small brook lies to the southeast of the village after rising by the Dry Drayton Road. This ultimately flows into the Beck Brook between Oakington and Westwick. In terms of the setting of the Conservation Area, the fields to the southeast of Water Lane are important in combining with the paddocks on the opposite side of the lane to give an open feel to the older part of the village. They also house the remains of much of the Medieval village.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Oakington. Arcadia Gardens is an area of backland residential development and development of this site would create a further area of backland development that would not relate well to the largely linear character of the village. The paddocks between the village and brook, along the eastern edge of Oakington, create a soft edge and rural character to the village, which would be lost if developed.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains Water - The site falls within the CWC 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</li> </ul>

	<p>properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains</p> <ul style="list-style-type: none"> <li>• Gas – Oakington has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – The Uttons Drove WWTW works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>The advice of the Environment Agency has been sought on whether any drainage improvements associated with the Northstowe development would impact on flooding at this site. Northstowe will be some years in the future and it is not, at present, known exactly what impact there will be. Modelling will need to be undertaken within the area once measures have been completed. It would be premature to consider any such land allocation prior to completion of any works. As a result the Environment Agency would have to continue to consider this to be Flood Zone 3 would object in principle to any such proposal to allocate this site.</p>
<b>School capacity?</b>	<p>Oakington has one Primary School with a PAN of 17 and school capacity of 119, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Oakington taking account of planned development in Oakington, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for a small number of early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>There is no doctors practice in Oakington. The nearest medical practices are in Bar Hill, Histon, Cottenham, Swavesey with limited capacity to grow.</p>
<b>Any other</b>	<p>The promoter provides the following supporting information:</p>

<b>issues?</b>	<p>Increased children numbers would support village school / nursery facilities.</p> <p>If the site is developed in conjunction with Mrs Jordan's site proposal, the combined site would allow two road entries from the existing two road endings of the Arcadia Gardens estate. Services connections lead to both entrances.</p>
<b>Can issues be mitigated?</b>	No - highways
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained for example 0.31 ha)
<b>Site capacity</b>	9 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two landowners.
<b>Legal constraints?</b>	-
<b>Is there market interest in the site?</b>	?
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	?
<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>	Mains sewerage upgrade
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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

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

**Site Assessment Proforma**

<b>Location</b>	Oakington
<b>Site name / address</b>	Land at Kettles Close, Oakington
<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>	0.6 ha.
<b>Site Number</b>	185
<b>Site description &amp; context</b>	The site is located to the east of Kettles Close, on the eastern boundary of Oakington. It is surrounded on three sides by residential development, bound by garden boundary fences. To the east is open agricultural land. The site itself is entirely open. It is currently in use for agricultural business and contracting, with part of the site covered in concrete and hardcore for trailer storage.
<b>Current or last use of the site</b>	Agricultural business and contracting.
<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>LDF Objection Site 94, considered at the SSP Examination as part of MM7.</p> <p>LP 2004 Inspector - The site is entirely covered by the most recent indicative floodplain notified by the Environment Agency. I note that flooding issues were discussed at the 1989 appeal and it was agreed that Kettles Close could be developed if certain design guidelines were followed. Although it was submitted that the same would apply to the objection site it is not clear to me whether or not this is the case.</p> <p>I agree that the site makes only a limited contribution of the aims of the Green Belt but I do not consider its inclusion so anomalous as to require its exclusion at this stage. In my view this matter should be considered in connection with the comprehensive review which will</p>

	<p>take place in accordance with RPG6.</p> <p>LP1993 Inspector - Although there is no physical feature which marks the Green Belt boundary south of Arcade Farm, I note the appeal inspector's comment in 1989 that he was "able to differentiate between the land...within the Green Belt boundary, which is largely free from development, and that part of the site which is excluded, and which is occupied by the present agricultural buildings of Arcade Farm". He went on to grant planning permission for residential development on the latter site. That site is now a commitment and, once it has been implemented, there will be a clear physical boundary to the Green Belt. I can see no reason to question the inclusion of open land to the south of that boundary in the Green Belt or to seek to allocate it for residential development.</p> <p>Planning applications for residential development (C/0942/72/O and S/0363/81/O) have previously been refused as contrary to policy and likely to set an undesirable precedent for other similar developments.</p>
<b>Source of site</b>	Site suggested through call for sites

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

<b>considerations that have the potential to make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	<p>The is a small agricultural business site located to the east of Kettles Close, on the eastern boundary of Oakington 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>The whole site is within Flood Zone and unsuitable for development.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - The site is located in the historic core of the village with earthworks and trackways known to the east. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Presence of protected species - A number of habitats situated within and immediately adjacent to the site may be of local interest, or may support protected species / priority species or habitats (Section 41 list, Natural Environment and Rural Communities Act 2006). For example, on-site trees and grassland and the adjacent drainage ditches. There may be water voles and reptiles present along Oakington Brook on the eastern boundary of the site, which may also be a possible area for wild flowers as it is relatively undisturbed. Badgers have been found around Oakington. If this site were redeveloped the land along Oakington Brook should be retained as a natural area.</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 - This area of land is currently being used as a contractors yard and there is the potential for contamination of the soil (likely hotspots) from this activity. A Contaminated Land</li> </ul>

	<p>Assessment will be required as a condition of any planning application.</p> <ul style="list-style-type: none"> <li>Noises issues - The land has historical use as a contractors / builders yard for storage etc. and not ideal due to proximity of residential. Allocating this site for residential would have positive impact and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being.</li> <li>Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> <li>Other environmental conditions (e.g. fumes, vibration, dust) - A sewage pumping station is located approximately 10m to the north east. Anglia Water operate a cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents. Approximately half of the site is within Anglian Water's cordon sanitaire and will not be suitable for residential development.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Oakington as a Fen Edge village, in generally flat, open landscape. Strong tree and hedgerow boundaries tend to screen the edges of the village. Much of the village is surrounded by enclosed farmland and pasture, as well as allotments and market gardens, providing a rural setting to most of the village. The rural character of much of the village is experienced from its approaches with roads characterised by sporadic smallholdings and some horticultural activity, leading to linear housing with long back gardens. The site is in an area characterised as enclosed farmland where small fields and paddocks create a soft edge, further emphasised by long back gardens of linear housing along Cambridge Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Oakington. Development of this site would create a further area of backland development that would not relate well to the largely linear character of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Townscape and landscape impacts, together a cordon sanitaire over half of the site to mitigate vibration, noise and odour impacts, will leave an unsuitable site area.</p>

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

	<p>deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Kettles Close would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains Water - The site falls within the CWC 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 – Oakington has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage – The Uttons Drove WWTW works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>The client is in possession of a flood risk assessment that demonstrates that the site can be developed.</p> <p>The advice of the Environment Agency has been sought on whether any drainage improvements associated with the Northstowe development would impact on flooding at this site. Northstowe will be some years in the future and it is not, at present, known exactly what impact there will be. Modelling will need to be undertaken within the area once measures have been completed. It would be premature to consider any such land allocation prior to completion of any works. As a result the Environment Agency would have to continue to consider this to be Flood Zone 3 would object in principle to any such proposal to allocate this site.</p>
<b>School capacity?</b>	<p>Oakington has one Primary School with a PAN of 17 and school capacity of 119, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Oakington taking account of planned development in</p>

	<p>Oakington, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for a small number of early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors practice in Oakington. The nearest medical practices are in Bar Hill, Histon, Cottenham, Swavesey with limited capacity to grow.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	No

<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 (area if unconstrained for example 0.54 ha.)
<b>Site capacity</b>	16 dwellings
<b>Density</b>	30 dph

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

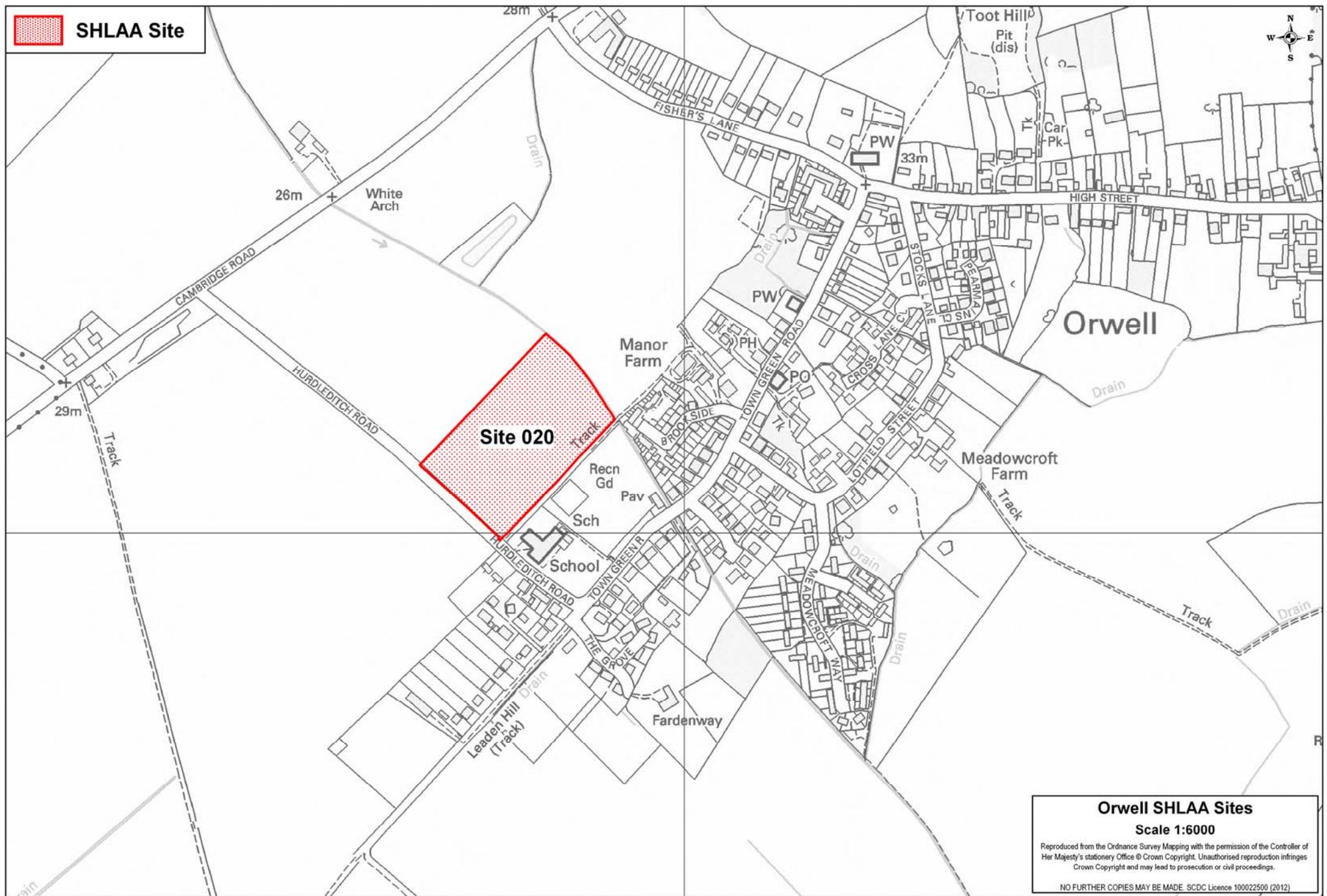
<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	-

<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	-
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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

 SHLAA Site



**Orwell 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>	Orwell
<b>Site name / address</b>	Land adjacent to Petersfield Primary School, off Hurdleditch Road, Orwell
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	35-55 dwellings with community uses and outdoor recreation, potentially providing expansion of adjacent recreation ground
<b>Site area (hectares)</b>	3.14
<b>Site Number</b>	020
<b>Site description &amp; context</b>	Part of an arable field on the north west edge of the village. Adjoining the primary school and recreation ground to the south. The field is bounded by hedges to the south and east, by the remaining arable field to the north and an avenue of trees to the west alongside Hurdleditch Road.
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC 1988. Planning permission (S/0938/88/O) refused for the erection of 12 houses because outside village framework, contrary to Structure Plan and poor relationship of some properties with existing dwellings on Town Green Road.
<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>Flood Zone – Approximately 0.7ha of the site falls within flood zone 3. The Call for Sites questionnaire states that this land will be used for open space.</li> </ul>
<b>Tier 1 conclusion:</b>	Part of an arable field on the north west edge of the village. Adjoining the primary school and recreation ground to the south. The field is bounded by hedges to the south and east, by the remaining arable field to the north and an avenue of trees to the west alongside Hurdleditch Road. The site is not subject to strategic considerations that would make it unsuitable for development with the exception of that part within flood zone 3.
<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 - Manor Farmhouse and Barn Listed Grade II on Town Green Road within 120 metres.</li> <li>Non-statutory archaeological site - Finds of Roman date are 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>Presence of protected species - 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</li> </ul>

	<p>adequately integrated into the design.-</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade - Agricultural Land Classification Grade 2</li> </ul>
<b>Physical considerations?</b>	<p>Noise issues - The site will be immediately adjacent to an existing MUGA to the South at Orwell Recreation Ground. Due to nature of noise generated by use of the MUGA and depending on its hours of use there are likely to be moderate to major significant noise related issues. Could be mitigated by off site measures and subject to careful design and layout. Site should not be allocated until these issues have been considered. Floodlighting of the MUGA could cause a light nuisance. Requires assessment but could be mitigated.</p> <ul style="list-style-type: none"> <li>• Utility services (e.g. pylons)</li> </ul>
<b>Townscape and landscape impact?</b>	<p>Orwell is a linear High Street village which retains a historic street pattern. To the north of the village is the chalk ridge of Toot Hill, which overshadows the village. Behind the frontage housing of the High Street are long back gardens and paddocks. Most of the village is bordered by large open arable fields, with some small fields on the edge forming a transition.</p> <p>Development of this site would extend the village out into the open countryside in a location with an existing soft green edge. It would have an adverse effect on the landscape setting of Orwell. This impact could be mitigated over time by new hedgerows or tree belts.</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on to Hurdleditch 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 – Orwell does not have a gas supply.</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</li> </ul>

	developer.
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Orwell has one primary school with a PAN of 30 and a school capacity of 210, 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 75 surplus primary places in Orwell taking account of planned development, and a surplus of 168 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for around 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 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>	Orwell has no health facilities. The medical practice in Little Eversden has limited physical capacity to expand.
<b>Any other issues?</b>	The Call for Sites Questionnaire states that development off Hurdleditch Road adjacent the Village School, provides an opportunity to deliver a sympathetic development incorporating a mixture of dwelling sizes, tenures and a significant amount of open space/landscaping. The Landowners have previously been approached regarding an expansion of the adjacent Petersfield recreation ground and if consented, it is envisaged that an expansion of this facility would be included in the scheme. In addition we are aware that the adjacent Primary School requires additional space which could also be included in any scheme.
<b>Can issues be mitigated?</b>	In Part
<b>Does the site warrant further assessment?</b>	Yes

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	2.36 ha assuming the land at risk of flooding is used for open space
<b>Site capacity</b>	71 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.

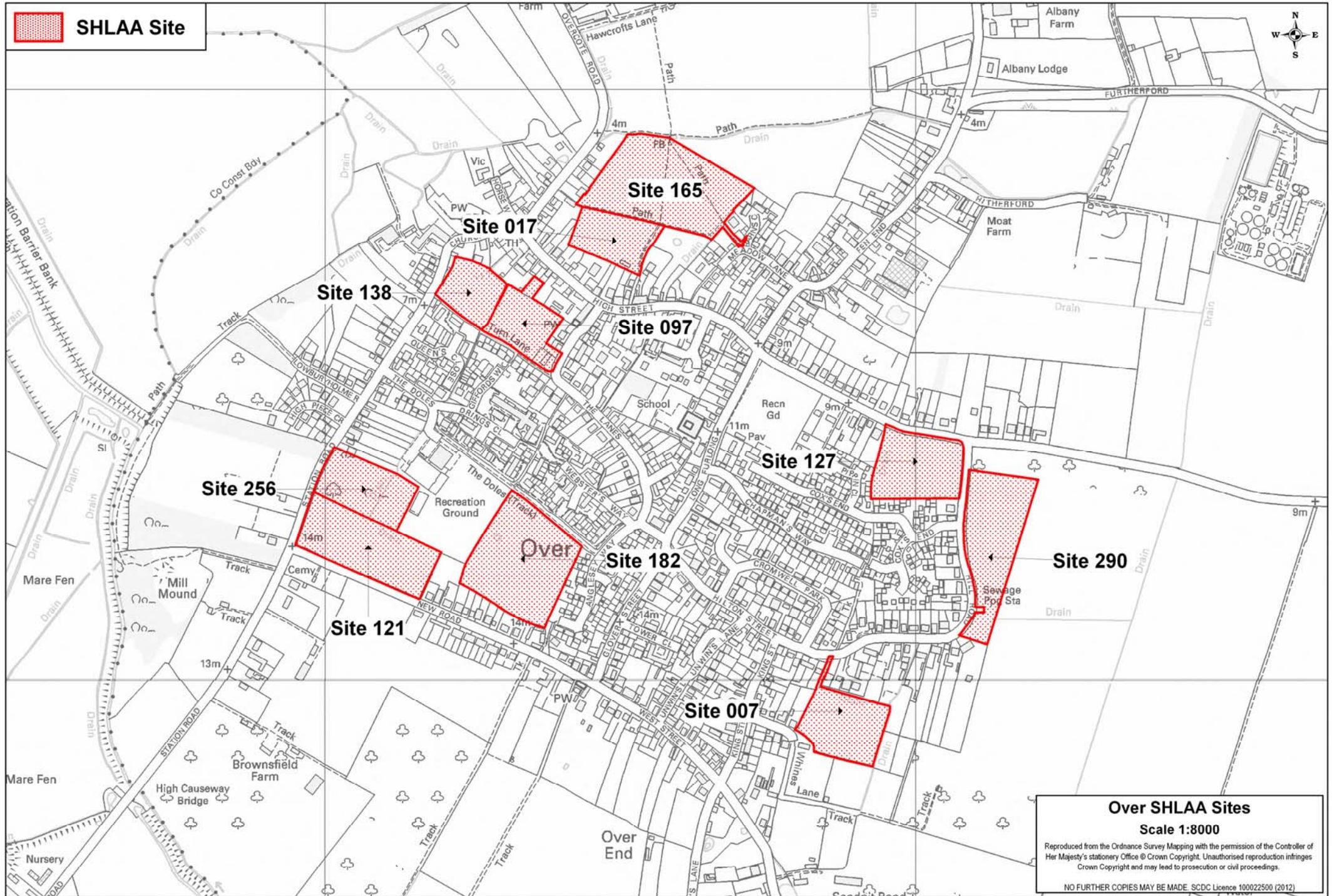
<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Landowner, no known ownership constraints
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	The site has not been marketed, no known developer interest
<b>When would the site 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>	None 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</p>

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

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

 SHLAA Site



**Over 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>	Over
<b>Site name / address</b>	Land rear of 38 Mill Road, Over
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	50+ dwellings
<b>Site area (hectares)</b>	1.42 ha.
<b>Site Number</b>	007
<b>Site description &amp; context</b>	The site is located to the south of Mill Road on the south eastern edge of Over. To the north and west of the site is housing, a large residential garden adjoins to the south west and former market garden land to the south east. To the east is grassland and orchard, beyond which is open agricultural land. The site comprises a small agricultural field and grassland, screened on all sides by hedgerow except to the south eastern corner.
<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>LP2004 Inspector – Although some of these areas are not particularly visible from the open countryside further away from the village, I found no reason to identify the objection site as particularly suitable for development. Even if expansion of Over were necessary, this is not so natural an extension to the village as the land east of Station Road / north of New Road or the land at Willingham Road (Over 1B). I therefore do not support its allocation.</p> <p>Planning permission for residential development (C/0384/64/) was refused as other sites, better related to the village centre, were available for development.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – approximately 1/3 of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This largely agricultural site is located to the south of Mill Road on the south eastern edge of Over, with no strategic constraints identified that would prevent the site from being developed, although approximately 1/3 of the site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – Grade II Listed 1 King Street is approximately 90m to the north west. Some adverse effect on setting of 28 Hilton Street due to intensification of entrance and potential loss of trees in street views and on 1 King Street due to loss of openness and rural views. Planning history of refusal.</li> <li>Non-statutory archaeological site - Settlement of Iron Age and Roman date is known to the south and enclosures known from cropmarks to the east are indicative of further activity in this landscape. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms a part of the setting of a Grade II Listed Building. However, with careful design it may be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering</li> </ul>

	<p>wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <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>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issue - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> <li>• Utility services (e.g. pylons) – there are sewers crossing the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary’s Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The village edge, as seen from the majority of the approaches, appears well treed with glimpses of low density houses. The exception is part of the eastern edge, which is exposed and very visible, where development has been allowed to spill out into one of the areas of intimate fields or paddocks on the village edge. The site is characterised as enclosed farmland and paddocks, adjacent to mixed linear development and a small post war estate. Small fields, market gardening and mature tree belts provide a transition between village and flat open farmland.</p>

	Development of this site would have an adverse effect on the landscape and townscape setting of Over. Development of this site would create another large housing estate, which would be out of character with the adjoining linear development to the north. It would have a detrimental impact on the rural character and further erode the soft edge on the eastern side of the village.
<b>Can any issues be mitigated?</b>	In part. Historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of Grade II Listed Building and would be a substantial development out of character with the linear village.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>A further property may be required to gain better access.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> </ul>

	<ul style="list-style-type: none"> <li>Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50+ dwellings could generate a need for a small number of early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site without removing further property from the road frontage.</p>

<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>	1.28 ha.
<b>Site capacity</b>	38 dwellings
<b>Density</b>	30 dph

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

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	Viability Category 4 Least viable sites  This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

	<p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>
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<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>	Over
<b>Site name / address</b>	Land off Randalls Lane, Over
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	30 dwellings
<b>Site area (hectares)</b>	1.06 ha.
<b>Site Number</b>	017
<b>Site description &amp; context</b>	<p>The site is located to the east of Overcote Road, north of High Street and west of Randalls Lane, on the northern edge of Over. The site is surrounded by residential development to the east, south and west. Immediately to the east and west lies enclosed grassland with dense vegetation. To the north lies a large agricultural field. The site comprises a small paddock enclosed on all sides by hedgerows.</p> <p>Note: the site adjoins site 165 to the north.</p>
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 101 (2006)</p> <p>LP1993 Inspector – considered land off meadow lane. “I share the Council's view about the character of this part of the village [that the land is part of the open countryside], although it is surprising that they have included within the Framework adjoining land which contains buildings apparently in agricultural use. That does not, however, justify the inclusion of the objection land, the development of which would result in a consolidation of buildings and a substantial incursion into the open countryside, at variance with the prevailing form and character of Meadow Lane.”</p> <p>There have been unsuccessful attempts to gain planning permission</p>

	<p>for single dwellings and up to 8 dwellings on the site (S/1677/85/O, S/1071/85/O and S/1472/83/O). As we as being refused for being outside the framework, Randalls Lane is a sub standard access with a restricted width, restricted visibility to High Street, no footways and no turning head and is unsuitable for further development</p> <p>This is encapsulated in the appeal Inspector's decision into a planning application for a single dwelling in 1985 (S/1677/85/O). The inspector stated "I believe that the appeal site lies a little outside the physical framework of the village, in the adjoining countryside, and that the erection of the building you propose would conflict with the aim of widely acknowledged importance to protect the countryside from unnecessary development. I found there to be a marked contrast between, on the one hand, the built-up character of High Street and Randalls Lane as far as your allotment land and, on the other, the rural character of your land and the arable fields beyond it."</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – approximately half of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This small paddock is located to the east of Overcote Road, north of High Street and west of Randalls Lane, on the northern edge of Over, with no strategic constraints identified that would prevent the site from being developed, although approximately half of the site is within the Minerals and Waste Safeguarding Area for sand and gravel.
<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 lies adjacent to the Over Conservation Area to the southern boundary. Adverse effect on setting due to loss of wooded backdrop and relationship with</li> </ul>

	<p>rural countryside and loss of views of High Street from footpaths to north.</p> <ul style="list-style-type: none"> <li>• Listed Buildings – Grade I Listed Church of St Mary lies approximately 145m to the west. Grade II Listed numbers 50 and 52 High Street lie approximately 55m, and 41 High Street lies approximately 77m to the south, and other properties lie further along High Street to the south east. Other Grade II Listed buildings are located on Horse Ware, approximately 100m to the west, and at Church End. Adverse effect on settings of 50 &amp; 52 High Street due to loss of wooded backdrop and relationship with rural countryside.</li> <li>• Non-statutory archaeological site - Cropmarks to the north indicate the location of enclosures and trackways of uncertain date. It is clear that elements of this cropmark complex extend into the proposal area. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>It would not be possible to mitigate any impact on the historic environment as the site forms an important part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area. Development would be contrary to the single depth development predominating the area and would result in the loss of the wooded backdrop and relationship with the rural countryside.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – a large area of protected trees lie to the north of the site.</li> <li>• Public Rights of Way – a footpath runs along the eastern edge of the site and joins other footpaths crossing land to the north.</li> <li>• Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issue - Some minor to moderate additional off-site road traffic noise generation on existing residential due to</li> </ul>

	development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The site is characterised as enclosed farmland and paddocks, where small fields create a buffer between the historic core and open farmland.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural part of the village by independent planning inspectors. Development on this site would be harmful to the character of the village and the Conservation Area, constituting back land development, poorly related to the existing built-up part of the village.</p>
<b>Can any issues be mitigated?</b>	No. Significant heritage, townscape and landscape impacts. It would not be possible to mitigate any impact on the historic environment as the site forms an important part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area.

<b>Infrastructure</b>	
<b>Highways access?</b>	Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways

	<p>Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on Randalls Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC taking account

	<p>of planned development across the village college catchment area.</p> <p>The development of this site for 30 dwellings could generate a need for a small number of early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>No. It is not possible to provide safe highway access to the site.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>

<b>Does the site warrant further assessment?</b>	No
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	0.95 ha.
<b>Site capacity</b>	29 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 a single family.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market</b>	The site has not been marketed and there is no interest in the site

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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

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

<b>Location</b>	Over
<b>Site name / address</b>	Land at and to the rear of 16 The Lanes, Over
<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>	10-20 dwellings with green space for amenity / community orchard area.
<b>Site area (hectares)</b>	1.11 ha.
<b>Site Number</b>	097
<b>Site description &amp; context</b>	<p>The site is located to the east of Station Road, south of High Street, and west of The Lanes, on the north western side of Over. The site adjoins residential development to the north, east and south of the site. To the west lies an overgrown area of scrubland. The site comprises mostly grassland, together with small areas of residential land. The site is screened to the residential boundaries, but is open to Turn Lane to the south.</p> <p>Note: the site adjoins site 138 to the west.</p>
<b>Current or last use of the site</b>	Grassland and residential.
<b>Is the site Previously Developed Land?</b>	Part – one residential property (16 The Lanes).
<b>Allocated for a non-residential use in the current development plan?</b>	Site is designated a Protected Village Amenity Area (Policy CH/6).
<b>Planning history</b>	<p>Submission LDF (2006) DCPDPD Policy CH/6 PVAA – The Inspector reported “the western part of the PVAA land east of Station Road, Over, is covered in thick scrub. It does not contribute to the amenity and character of this part of the village, in contrast to the eastern part of the PVAA. Delete the PVAA notation from the western part of the PVAA near the church in Over.”</p> <p>LP2004 – a large part of the site was designated a PVAA.</p> <p>LP1993 – most of the site was allocated in the deposit plan (Site 1A) but the Inspector recommended its deletion and allocation of an alternative site. The Inspector concluded “Sites 1A and 1B are both</p>

	<p>surrounded by housing, but the former is a particularly attractive open area within the village which provides very attractive views of the Church and Conservation Area. I consider that development of this site would have a substantial adverse effect on the character of the village, and that it should not be allocated for development.”</p> <p>Planning permission has previously been allowed for residential development of up to 8 dwellings on parts of the site (S/589/85/O, RC/134/60, and C/818/63). The most recent (S/589/85/O) was allowed on appeal submit to the development being “carefully designed” and which “would have little impact on either the residential amenities of surrounding properties or the character of this part of the village as a whole”.</p> <p>However, several planning applications for residential development have also been refused (S/0955/89/F, S/0954/89/F, C/0562/71/O and C/0027/63). Two were refused (S/0955/89/F and S/0954/89/F) as “this proposal fails to meet this test [see above re: S/589/85/O] by reason of the scale of the proposed houses in relation to the plots which would result in an unattractive development dominated by buildings and hard surfaces. This form of development is alien and would significantly detract from the village’s character.” An appeal inspector (S/1159/90/F) also concluded that “the proposed development would be unacceptable, primarily because I think that it would be harmful to the character of the area.”</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This grassland site is located to the east of Station Road, south of High Street, and west of The Lanes, on the north western side of Over. The site is designated a Protected Village Amenity Area.
<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 site lies adjacent to the Over Conservation Area on a small part of the northern edge, and to north east.</li> <li>• Listed Buildings – Grade I Listed Church of St Mary lies approximately 1155m to the north west. Grade II Listed numbers 50 and 52 High Street lie approximately 65m and 41 High Street lies approximately 58m to north east. Other Grade II Listed buildings are located on Station Road, Church End and Horse Ware.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village to the south of the medieval parish church of St Mary. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>It would not be possible to mitigate any impact on the historic environment as the site forms an important part of the setting of a Grade I Listed church, 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>• Public Rights of Way – a footpath runs along the southern edge of the site and a byway lies approximately 42m to the south east.</li> <li>• Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issue - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The site is characterised as open space in an area to the south of the historic core. Linear residential development lies to the east and west, whilst more modern development is to the south.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. Development on this site has previously been adjudged to be harmful to the character to this open and historic part of the village by independent planning inspectors. Development of this site would constitute back land development, poorly related to the existing built form, and harmful to the character of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant heritage, townscape and landscape impacts. It would not be possible to mitigate any impact on the historic environment as the site forms an important part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping,</p>

	<p>particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to The Lanes would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>The promoter has provided an Access Appraisal.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided.</p>
<p><b>School capacity?</b></p>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10-20 dwellings could generate a</p>

	<p>need for a small number of early years places and a maximum of 7 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>Increased surveillance of public footpath. Provision of affordable housing in accordance with adopted policy. Sustainable residential development within the heart of the village within easy walking distance of community facilities.</p>
<b>Can issues be mitigated?</b>	Yes

<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>	0.97 ha.
<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>	Yes
<b>Site ownership status?</b>	The site is promoted by a single family.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the</b>	The site has not been marketed and there is no interest in the site from a developer.

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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

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

<b>Location</b>	Over
<b>Site name / address</b>	Land fronting to both New Road and Station Road, Over
<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>	2.14 ha.
<b>Site Number</b>	121
<b>Site description &amp; context</b>	<p>The site is located to the north of New Road and east of Station Road, on the western edge of Over. The site adjoins residential properties to the east, the recreation ground to the north east, overgrown land to the north west. A cemetery lies to the south west of the site and agricultural land to the south east. Sporadic residential development and open paddocks lie to the west. The site comprises scrubland enclosed on all sides by hedgerow, although patchy in places along the New Road frontage.</p> <p>Note: the site adjoins site 256 to the north.</p>
<b>Current or last use of the site</b>	Scrubland
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 100 (2006)</p> <p>LP2004 Inspector - I saw that the site is well-located in relation to village facilities and, as a roughly rectangular site with undeveloped frontages to two of the main roads in Over, could form a strong candidate for sympathetic village rounding-off/expansion in townscape terms, were such expansion to be necessary. However, in examining the land supply situation, I have not found it necessary to recommend many additional land allocations outside the Cambridge Northern Fringe during the remainder of the plan period. In accordance with this conclusion I have recommended the deletion</p>

	<p>of allocation Over 1B. Consequently, in view of the green field nature of this objection site and the general level of sustainability of the village (as discussed above), I do not support the objection.</p> <p>LP1993 Inspector - The land to which Mr Ginn refers is another area of open land whose character is more akin to countryside than to the main body of the village. Neither of these sites has any close relation with the main body of the village. Their development would result in substantial incursions into the open countryside. There is no convincing evidence to show that their allocation for development would reduce pressures on land elsewhere, whose contribution to the character of the village might be an important consideration in the determination of any planning application.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – approximately ¾ of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This paddock site is located to the north of New Road and east of Station Road, on the western edge of Over, with no strategic constraints identified that would prevent the site from being developed, although approximately ¾ of the site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – There are several Grade II Listed Buildings in Glover Street, New Road and West Street, the closest is number 1 New Road approximately 280m to the south east.</li> <li>Non-statutory archaeological site - Finds of prehistoric date are known in the area. Further information would be necessary in advance of any planning application for this site.</li> </ul>

	<p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – There are several groups of protected trees to the east and north east of the site.</li> <li>• Public Rights of Way – a byway runs along The Doles to the north east and a footpath lies approximately 55m to the south west and 175m to the north west.</li> <li>• Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - The site will be in close proximity to an existing skateboard park, play equipment and general recreation ground / MUGA at Over Community Centre / Recreation Ground. Such a short distance separation between a skateboard park / rec and residential is unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by skateboard park e.g. high-level impact noises etc. likely to be moderate to major significant noise related issues. Could be developed if skate park was removed or relocated by s106 obligation or similar mitigation measures and subject to careful design and layout. Site should not be allocated until these issues have been considered and mitigation options feasibility etc.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) – There is a MUGA at Over Community Centre / Recreation Ground and any floodlighting and hours of use could cause a light nuisance. May require checking / assessment but could be mitigated offsite by s106 agreement.</li> <li>• Utility services (e.g. pylons) – electricity power lines cross the site diagonally from the junction of New Road and Station Road to the northern boundary. Telecom lines run along the New Road frontage.</li> </ul>
<p><b>Townscape and</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes</p>

<p><b>landscape impact?</b></p>	<p>Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The recreation ground at the village crossroads is a striking feature of Over. The site is in an area characterised as recreation ground, small fields and mature trees and hedges, especially along The Doles, clearly defining the village edge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. The recreation ground and the surrounding pastureland do not form part of this urban scene relating more to the open countryside to the south and west of the site. The area is part of this rural landscape. Development of the site would have a detrimental impact on the rural character of this part of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant heritage, townscape and landscape impacts. The site does not form part of this urban scene relating more to the open countryside to the south and west of the site. Significant noise and flood lighting issues which cannot be overcome.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost</p>

	<p>equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to New 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 Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>An award drain (Awarded Watercourse Over 15) runs along the eastern and part of the northern boundary of the site.</p>
<b>School capacity?</b>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC taking account</p>

	<p>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 provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>The development would contribute towards the additional housing requirements of the district and would provide such further appropriate benefits as might be enshrined in any planning obligation agreement entered into pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).</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>	1.61 ha.
<b>Site capacity</b>	48 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 several landowners.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the</b>	The site has not been marketed but there is interest in the site from a developer.

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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

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

**Site Assessment Proforma**

<b>Location</b>	Over
<b>Site name / address</b>	Land at Mill Road, Over
<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 40-50 dwellings
<b>Site area (hectares)</b>	1.59 ha.
<b>Site Number</b>	127
<b>Site description &amp; context</b>	<p>The site is located to the south of Willingham Road and west of Mill Road on the eastern edge of Over. The site is surrounded by housing on three sides, whilst open agricultural land lies to the east. The site comprises a paddock, entirely surrounded by tall hedgerow.</p> <p>Note: the site partly adjoins site 290 to the east.</p>
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LP2004 – The Council proposed the allocation of the site in the 1999 Deposit Plan (Policy Over 1B) but in response to objections the Inspector rejected it - I note that this land was within the village framework defined in the adopted plan but was not allocated at that time. From my consideration of the land supply situation I have found there to be relatively little need for further allocations outside the Cambridge Northern Fringe during the remainder of the plan period. Having regard to the green field nature of this site, my view of the comparative sustainability of Over (discussed in the introduction above), and my conclusions about other sites in the District, I do not consider it necessary to make an allocation at this site. Moreover, on an overall view, I consider the site somewhat less favourably located in relation to village facilities than the objection site east of Station Road/north of New Road, although I recognise that it may have a marginally higher agricultural value. I therefore recommend both the</p>

	<p>deletion of this allocation and its exclusion from the village framework.</p> <p>LP1993 – Inspector revised the Village Framework to include the site to reflect the commitment for the site to be used for a new primary school, which would dominate the site and change its character as to make it effectively part of the village.</p> <p>Planning permission was previously granted for a primary school (S/1556/88/O and S/0947/89/D). However, a bungalow was refused (S/0211/76/O) as there were insufficient agricultural grounds for it, being outside the village framework.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This small paddock is located to the south of Willingham Road and west of Mill Road on the eastern edge of Over with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – site lies approximately 310m to the east of Over Conservation Area. Adverse effect on setting due to loss of mature hedgerow and open countryside on approach.</li> <li>• Non-statutory archaeological site - Enclosures to the east suggest activity of probable late prehistoric or Roman date. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on</p>

	the historic environment.
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Important Countryside Frontage – adjacent to the site along the Mill road frontage and along Willingham Road.</li> <li>• Biodiversity features – The promoter’s Ecology report identifies the only potential ecological risk to the development is from hedgerows and the dry ditch at the site. While not containing any BAP species, they may provide important foraging routes for certain species.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issue - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> <li>• Utility services (e.g. pylons) – telecom lines run along the Mill Road and Willingham Road frontages and along the southern edge of the site.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary’s Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The village edge, as seen from the majority of the approaches, appears well treed with glimpses of low density houses. The exception is part of the eastern edge, which is exposed and very visible, where development has been allowed to spill out into one of the areas of intimate fields or paddocks on the village edge. The site is characterised as open space in an area with an exposed edge, with</p>

	<p>frontage houses facing onto Mill Road and arable fields. There are few trees or hedgerows.</p> <p>The site was the former site of a windmill so ground levels higher than adjacent ground levels. The site is completely screened from the wider landscape to the north and east by thick hedges, and to the south and west by the housing development. It is likely that substantial parts of the hedge would need to be removed to achieve required visibility sightlines for vehicular access. This would be particularly detrimental to the existing landscape, particularly on the ICF if access were provided onto Mill Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Over. Although the impact of development of a limited scale could partially be reduced by a well-designed planting scheme, this would take several years to become effective. The character of the village entrance would be altered and there would also be a loss of amenity for adjacent properties, a number of which directly face onto or have windows overlooking the site.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to Mill 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 CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone,</li> </ul>

	<p>less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40-50 dwellings could generate a need for a small number of early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>The red-line site is greenfield and in single ownership and offers the ability to deliver residential development in the short term, in a location that offers good connectivity to a sustainable settlement. In terms of sustainability Over has a population of 2,790 and offers a post office/shop; food shops; non-food shops; pub; hairdresser; meeting place; children's playground; mobile library; sports/recreation field; clubs/groups; doctor's surgery; community access point; child minder; religious facility; nursery/playgroup/pre-school; primary</p>

	<p>school; and has 6+ buses to Cambridge or a market town every weekday. (source: SCDC Audit 2006).</p> <p>Development on this site will serve as a logical rounding off of the village, providing a sympathetic level of new housing (including affordable) without undue visual intrusion, loss of amenity space or encroachment into the open countryside.</p> <p>In terms of wider, strategic growth, land that is shaded green is also greenfield (and therefore largely unconstrained) in single ownership and could be brought forward in partnership with the local community as part of any forthcoming Neighbourhood Plan. This would offer the advantage of delivery of residential and community-led development on land that is available, can be quickly and effectively assembled, and is largely unconstrained. The site is currently landscaped on its northern boundary (which would be retained as part of any future scheme) and further strategic planting to the east and south could help reduce visual impact and/or help create a newly defined settlement boundary.</p>
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

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

<b>Capacity</b>	
<b>Developable area</b>	1.43 ha.
<b>Site capacity</b>	43 dwellings
<b>Density</b>	30 dph

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

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

<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has been marketed and there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the</p>

	plan period.
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<b>Site Assessment Conclusion</b>
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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.
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**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)**

**Site Assessment Proforma**

<b>Location</b>	Over
<b>Site name / address</b>	Land east of Station Road, Over
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	26 dwellings
<b>Site area (hectares)</b>	0.86 ha.
<b>Site Number</b>	138
<b>Site description &amp; context</b>	<p>The site is located to the east of Station Road, south of Church End on the north western side of Over. The site adjoins residential development to the north, south and west. To the west lies an area of open grassland, which is surrounded by housing on its other three sides. The site comprises a small area of overgrown scrubland with trees.</p> <p>Note: the site adjoins site 097 to the east.</p>
<b>Current or last use of the site</b>	Scrubland
<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>Submission LDF (2006) DCPDPD Policy CH/6 PVAA – The Inspector reported “the western part of the PVAA land east of Station Road, Over, is covered in thick scrub. It does not contribute to the amenity and character of this part of the village, in contrast to the eastern part of the PVAA. Delete the PVAA notation from the western part of the PVAA near the church in Over.”</p> <p>LP2004 – the site was designated a PVAA.</p> <p>LP1993 – the site was allocated in the deposit plan (part of Site 1A) but the Inspector recommended its deletion and allocation of an alternative site. The Inspector concluded “Sites 1A and 1B are both surrounded by housing, but the former is a particularly attractive open</p>

	<p>area within the village which provides very attractive views of the Church and Conservation Area. I consider that development of this site would have a substantial adverse effect on the character of the village, and that it should not be allocated for development.”</p> <p>A recent planning application for 26 dwellings (S/0440/12/FL) was refused as the land forms an important part of the setting of a Grade I Listed church and development would diminish the open setting, and the character and appearance of the Conservation Area. It was considered too large a scale of development in a less well served Group Village.</p> <p>Outline planning permission has previously been allowed for residential development (C/003/58).</p>
<b>Source of site</b>	Site suggested through call for sites

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

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the site lies adjacent to the Over Conservation Area to most of the northern boundary.</li> <li>• Listed Buildings – Grade I Listed Church of St Mary lies approximately 55m to the north. The site is adjacent to Grade II Listed 13 Church End and immediately opposite 20 Station Road. There are several other Grade II Listed Buildings in</li> </ul>

	<p>Church End, Horse Ware and High Street.</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 south of the medieval parish church of St Mary. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>It would not be possible to mitigate any impact on the historic environment as the site forms an important part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs along the southern edge of the site and a byway lies approximately 185m to the south east.</li> <li>• Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issue - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p>

	<p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. The site is characterised as open space in an area to the south of the historic core. Linear residential development lies to the east and west, whilst more modern development is to the south.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area, which it would not be possible to mitigate.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway working with the information provided on the South Cambridgeshire District Councils SHLAA website plan.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> </ul>

	<ul style="list-style-type: none"> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 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>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>The development of this site for residential purposes would be able to contribute appropriately to affordable housing needs in the locality, in addition to the shortfall in provision of market housing demonstrated by the Council's acknowledged lack of 5 year housing land supply.</p>

	It is anticipated that any planning permission for residential development on the site would be subject to the Council's usual requirements for financial contributions secured by s.106 Obligations, towards improvements to public transport, community facilities, waste services, open space provision or enhancement, education facilities and other infrastructure needs to accommodate the increased demands deriving from the additional population generated by the development, to mitigate its impact on services.
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.  However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.

<b>Does the site warrant further assessment?</b>	No
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	0.77 ha.
<b>Site capacity</b>	23 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 four landowners.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has been marketed and there is interest in the site from a developer.
<b>When would the site be available for</b>	The site is available immediately.

development?	
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<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4    Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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

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

<b>Location</b>	Over
<b>Site name / address</b>	Land off Meadow Lane, Over
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Residential development with public open space
<b>Site area (hectares)</b>	3.12 ha.
<b>Site Number</b>	165
<b>Site description &amp; context</b>	<p>The site is located to the east of Overcote Road and west of Meadow Lane, on the northern side of Over. The site adjoins residential development to the east and west. To the south lies three small paddocks / areas of enclosed grassland with dense vegetation, and to the north and north east are agricultural fields. The site comprises a large agricultural field, well enclosed by hedgerow to the southern part, but more exposed to the north and north east.</p> <p>Note: the site adjoins site 017 to the south.</p>
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP1993 Inspector – considered land off meadow lane. “I share the Council’s view about the character of this part of the village [that the land is part of the open countryside], although it is surprising that they have included within the Framework adjoining land which contains buildings apparently in agricultural use. That does not, however, justify the inclusion of the objection land, the development of which would result in a consolidation of buildings and a substantial incursion into the open countryside, at variance with the prevailing form and character of Meadow Lane.”
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This large agricultural field is located to the east of Overcote Road and west of Meadow Lane, on the northern side of Over, with no strategic constraints identified that would prevent the site from being developed, although the site is within the Minerals and Waste Safeguarding Area for sand and gravel.
<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 lies approximately 40 north of the Over Conservation Area. Some adverse effect on setting due to loss of views to and from High Street from footpaths to north.</li> <li>Listed Buildings – Grade I Listed Church of St Mary lies approximately 155m to the south west. Grade II Listed numbers 50 and 52 High Street lie approximately 130m, and 41 High Street lies approximately 112m to the south, and other properties lie further along High Street to the south east. Other Grade II Listed buildings are located on Horse Ware, approximately 98m to the west, and at Church End.</li> <li>Non-statutory archaeological site - Cropmarks to the north indicate the location of enclosures and trackways of uncertain date. It is clear that elements of this cropmark complex extend into the proposal area. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms an important part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area. Development would be contrary to the single depth development predominating the area. However, it may be possible to develop a reduced area to east subject to tree screening along south.</p>
<b>Environmental</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders – the site is covered by a large area of</li> </ul>

<p><b>and wildlife designations and considerations?</b></p>	<p>protected trees, which also extends to the north of the site.</p> <ul style="list-style-type: none"> <li>• Public Rights of Way – footpaths cross the site and adjoin other footpaths linking with the village to the east, south and west, and into the countryside to the north.</li> <li>• Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issue - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - A sewage pumping station is located adjacent to the north west corner. Anglia Water operate a cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents. A small part of the site is within Anglian Water's cordon sanitaire and will not be suitable for residential development.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over</p>

	<p>offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The site is adjacent to an area characterised as enclosed farmland and paddocks, where small fields create a buffer between the historic core and open farmland.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. Development on this scale would be harmful to the countryside and character to this rural part of the village and the Conservation Area, constituting back land development, poorly related to the existing built-up part of the village. However, it may be possible to develop a smaller area to the east with additional tree screening to the south.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part. The site forms part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area. However, with careful design it should be possible to mitigate any impact on the historic environment with landscape screening. Part of the site is within the cordon sanitaire.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> </ul>

	<ul style="list-style-type: none"> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is capacity at the WwTW however the numbers attributed to this development site are unknown. The 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>Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC 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 provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>Over is a well served Group Village with Primary School, Secondary School at nearby Swavesey Village College, Garage, Surgery and Day Centre, Sheltered Housing Scheme, 2 Churches, Norman Way Industrial Estate (Employment), Citi 5 bus services, recreation ground and village green with pavilion. Also good links to Guided Busway stops, therefore location is well served and with good sustainable transport services..</p>
<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>	0.94 ha.
<b>Site capacity</b>	28 dwellings
<b>Density</b>	30 dph

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

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

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

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

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

<b>Location</b>	Over
<b>Site name / address</b>	Land north of New Road, Over
<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>	25-50 dwellings, with scheme bringing forward part of allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1a))
<b>Site area (hectares)</b>	2.72 ha.
<b>Site Number</b>	182
<b>Site description &amp; context</b>	The site is located to the south of The Doles, west of Anglesey Way and north of New Road, on the western edge of Over. To the north, west and south of the site is housing, and to the west is open recreation land and the community centre. The site comprises paddock used for grazing horses, enclosed on all sides by hedgerow.
<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>	Site Specific Policies DPD, Policy SP/14(1a)
<b>Planning history</b>	<p>LDF Objection Site 99 (2006)</p> <p>LP2004 - This site comprises the remnant farmland referred to in the preceding paragraph. The objector opposes its allocation as an extension to the recreation ground through policy Over 4, instead seeking its inclusion in the village framework and allocation for residential development. However, the site is well located for the proposed extension and I have been provided with no evidence to lead me to disagree with the case advanced in paragraph 76.24 of the plan which provides the reasoned justification for policy Over 4.</p> <p>LP1993 Inspector - The land adjoins residential development on three sides and is within the general ambit of the village. It is however undeveloped, generally has the character of an area of countryside spreading into the village and should not be included in the Framework on the basis of its existing character. In view of the</p>

	<p>proposed allocations and other objection sites which I regard as being better located within the main confines of the village and more suitable for development, I do not consider that there is sufficient justification in present circumstances for the allocation of this land.</p> <p>The site gained planning permission for use as a recreation ground (S/2780/88/F). Planning applications for residential development (S/0261/81/O, C/0567/68/O and C/0497/62/) have been refused. One of the reasons for refusal includes “the development, if permitted, would be too large an extension to the village and would adversely change its character.”</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This paddock site is located to the south of The Doles, west of Anglesey Way and north of New Road, on the western edge of Over. The site is allocated for open space and the whole site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – There are several Grade II Listed Buildings in Glover Street, New Road and West Street, the closest is number 1 New Road approximately 90m to the south east. Potential for some adverse effect on setting of Poplar Farmhouse 59 The Lanes due to likely intensification of access.</li> <li>Non-statutory archaeological site - Finds of prehistoric date are known in the area. Further information would be necessary in advance of any planning application for this site.</li> </ul>

	With careful design it should be possible to mitigate any impact on the natural environment.
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – There are several protected Elms, Ash and Horse Chestnut trees within the site. There are further groups of protected trees immediately to the north east and north west of the site.</li> <li>• Public Rights of Way – a byway runs along the northern boundary of the site and a footpath runs along Anglesey Way to the east.</li> <li>• Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issues - The site will be in close proximity to an existing skateboard park, play equipment and general recreation ground / MUGA at Over Community Centre / Recreation Ground. Such a short distance separation between a skateboard park / rec and residential is unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by skateboard park e.g. high-level impact noises etc. likely to be moderate to major significant noise related issues. Could be developed if skate park was removed or relocated by s106 obligation or similar mitigation measures and subject to careful design and layout. Site should not be allocated until these issues have been considered and mitigation options feasibility etc.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - There is a MUGA at Over Community Centre / Recreation Ground and any floodlighting and hours of use could cause a light nuisance. May require checking / assessment but could be mitigated offsite by s106 agreement.</li> </ul>
<b>Townscape and landscape impact?</b>	The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High

	<p>Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The recreation ground at the village crossroads is a striking feature of Over. The site is in an area characterised as recreation ground, small fields and mature trees and hedges, especially along The Doles, clearly defining the village edge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. Development on this site has previously been adjudged to be harmful to the character to this open part of the village by independent planning inspectors. Development of this site would constitute back land development, poorly related to the existing built form, and harmful to the character of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts. Development of this site would constitute back land development, poorly related to the existing built form, and harmful to the character of the village. Significant noise and flood lighting issues which cannot be overcome.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-</p>

	<p>making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>Accompanying plan shows removal of nos 30 &amp; 32 New Road to achieve access.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.

	<p>The development of this site for 25-50 dwellings could generate a need for a small number of early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>See accompanying letter.</p>
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>

<b>Does the site warrant further assessment?</b>	No
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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	2.04 ha.
<b>Site capacity</b>	61 dwellings
<b>Density</b>	30 dph

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

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

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4    Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

<b>Site Assessment Conclusion</b>
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Site with no development potential.
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**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)**

**Site Assessment Proforma**

<b>Location</b>	Over
<b>Site name / address</b>	Land at Station Road, Over
<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>	1.36 ha.
<b>Site Number</b>	256
<b>Site description &amp; context</b>	<p>The site is located to the east of Station Road, on the south western edge of Over. The site adjoins residential properties to the north, the community centre and recreation ground to the east, and paddock land to the south and west. The site comprises overgrown former market garden land with fruit trees, sheds and greenhouses remaining.</p> <p>Note: the site adjoins site 121 to the south.</p>
<b>Current or last use of the site</b>	Former market garden (ceased 1971) now overgrown.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 100 (2006)</p> <p>LP2004 Inspector - I saw that the site is well-located in relation to village facilities and, as a roughly rectangular site with undeveloped frontages to two of the main roads in Over, could form a strong candidate for sympathetic village rounding-off/expansion in townscape terms, were such expansion to be necessary. However, in examining the land supply situation, I have not found it necessary to recommend many additional land allocations outside the Cambridge Northern Fringe during the remainder of the plan period. In accordance with this conclusion I have recommended the deletion of allocation Over 1B. Consequently, in view of the green field nature of this objection site and the general level of sustainability of the</p>

	<p>village (as discussed above), I do not support the objection.</p> <p>LP1993 Inspector - The land to which Mr Ginn refers is another area of open land whose character is more akin to countryside than to the main body of the village. Neither of these sites has any close relation with the main body of the village. Their development would result in substantial incursions into the open countryside. There is no convincing evidence to show that their allocation for development would reduce pressures on land elsewhere, whose contribution to the character of the village might be an important consideration in the determination of any planning application.</p> <p>The eastern part of the site has previously gained planning permission for recreation use (S/0897/01/F and S/0271/91/F).</p>
<b>Source of site</b>	Site suggested through call for sites

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

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – There are several Grade II Listed Buildings in Station Road, Glover Street, New Road and West Street, the closest is number 30 Station Road approximately 255m to the north west.</li> <li>Non-statutory archaeological site - Finds of prehistoric date are</li> </ul>

	<p>known in the area. Further information would be necessary in advance of any planning application for this site.</p> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – There are several groups of protected trees to the east and north east of the site.</li> <li>• Public Rights of Way – a byway runs along The Doles to the north east and a footpath lies approximately 95m to the north west and 55m to the south west.</li> <li>• Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - The site will be in close proximity to an existing skateboard park, play equipment and general recreation ground / MUGA at Over Community Centre / Recreation Ground. Such a short distance separation between a skateboard park / rec and residential is unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by skateboard park e.g. high-level impact noises etc. likely to be moderate to major significant noise related issues. Could be developed if skate park was removed or relocated by s106 obligation or similar mitigation measures and subject to careful design and layout. Site should not be allocated until these issues have been considered and mitigation options feasibility etc.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - There is a MUGA at Over Community Centre / Recreation Ground and any floodlighting and hours of use could cause a light nuisance. May require checking / assessment but could be mitigated offsite by s106 agreement.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north</p>

	<p>west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The recreation ground at the village crossroads is a striking feature of Over. The site is in an area characterised as recreation ground, small fields and mature trees and hedges, especially along The Doles, clearly defining the village edge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. The recreation ground and the surrounding pastureland / scrubland do not form part of this urban scene relating more to the open countryside to the south and west of the site. The area is part of this rural landscape. Development of the site would have a detrimental impact on the rural character of this part of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant heritage, townscape and landscape impacts. The site does not form part of this urban scene relating more to the open countryside to the south and west of the site. Significant noise and flood lighting issues which cannot be overcome.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-</p>

	<p>making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to Station 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 Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	<p>No FRA provided.</p> <p>An award drain (Awarded Watercourse Over 15) runs through the eastern part of the site.</p>
<b>School capacity?</b>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</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.
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	The promoter provides the following supporting information:  It is hoped that the development proposals could be assessed in conjunction with the adjacent plot of land (9 acres) in the corner of New Road and Station Road, Over. Owners of this site have an interest in both the corner site and this one. Separate notification via Mr Freeman of King & Co solicitors of St Andrews Street, Cambridge.
<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>	1.22 ha.
<b>Site capacity</b>	37 dwellings
<b>Density</b>	30 dph

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

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

<b>When would the site be available for development?</b>	The site is available immediately.
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<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>	Clearance of 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 obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

**Site Assessment Conclusion**

Site with no development potential.

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

**Site Assessment Proforma**

<b>Location</b>	Over
<b>Site name / address</b>	Land east of Mill Road, Over
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Residential development with public open space
<b>Site area (hectares)</b>	2.18 ha.
<b>Site Number</b>	290
<b>Site description &amp; context</b>	<p>The site is located to the south of Willingham Road and east of Mill Road on the eastern edge of Over. To the west of the site is housing, a dense area of orchard lies adjacent to Willingham Road to the north, whilst open agricultural land lies to the east. The site comprises part of a large agricultural field. There is a sewerage pumping station towards the south of the site.</p> <p>Note: the site partly adjoins site 127 to the west.</p>
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	None
<b>Source of site</b>	Site suggested through call for sites

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

<b>potential to make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	This agricultural site is located to the south of Willingham Road and east of Mill Road on the eastern edge of Over with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Cropmarks to the east indicate the location of enclosures of probable late prehistoric or Roman date. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Important Countryside Frontage – along the whole of the Mill road frontage of the site, and continues along Willingham Road to the north.</li> <li>• Biodiversity features – Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>It is not possible to mitigate impact on the Important Countryside Frontage.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issue - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location</li> </ul>

	<p>of site entrance. Possible to mitigate but may require s106 agreements.</p> <ul style="list-style-type: none"> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - A sewage pumping station is located on the southern part of the site. Anglia Water operate a cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents. Approximately 1/4 of the site is within the cordon sanitaire and not be suitable for residential development. Site may require an odour impact / risk assessment- moderate risk as existing residential in close proximity.</li> <li>• Utility services (e.g. pylons) – telecom lines cross part of the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary’s Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The village edge, as seen from the majority of the approaches, appears well treed with glimpses of low density houses. The exception is part of the eastern edge, which is exposed and very visible, where development has been allowed to spill out into one of the areas of intimate fields or paddocks on the village edge. The site is characterised as arable fields adjacent to mixed linear development, with frontage houses facing onto Mill Road in an area with an exposed edge. There are few trees or hedgerows.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. Mill Road provides a clear edge to the village, with housing overlooking the adjoining agricultural land. An Important Countryside Frontage is designated along the road frontage. The site is very exposed and forms part of the wider countryside.</p>

<b>Can any issues be mitigated?</b>	No. Significant townscape and landscape impacts. It is not possible to mitigate impact on the Important Countryside Frontage. Part of the site is within the cordon sanitaire.
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<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to Mill 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 Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.

<p><b>School capacity?</b></p>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC 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 provision of new schools.</p>
<p><b>Health facilities capacity?</b></p>	<p>The doctors surgery in Over has limited capacity.</p>
<p><b>Any other issues?</b></p>	<p>The promoter provides the following supporting information:</p> <p>Normal or perhaps lower than normal densities depending on access arrangements and whether the scheme includes 'self build' plots. Sensitivity to village edge may also affect density.</p> <p>A Highways Study has been obtained that indicates there are no significant access issues.</p> <p>As the east side of Mill Road currently has important countryside frontage status it is anticipated that although this may be reviewed as part of the Local Plan some of this frontage may be preserved as such in the long term even though as a consequence of planting on CCC retained land beyond this site long distance views into and out of the village will be restricted in due course.</p> <p>All monies generated from the sale of County Council assets benefit the people of Cambridgeshire.</p> <p>Although planning designations can restrict development and create protection for landscape and other matters it cannot effect changes in ownership that might facilitate greater enjoyment/public access. This is a real opportunity for the community to benefit from a wider variety of housing in accord with the Horizons' Quality Charter for Growth to which the County is a signatory. This land could potentially be developed differently from the land opposite (junction of Mill Rd/Willingham Rd) which offers less scope in terms of scheme design.</p>
<p><b>Can issues be mitigated?</b></p>	<p>No. Pumping station is major constraints to provision of infrastructure and/or treatment to serve proposed growth.</p>
<p><b>Does the site warrant further assessment?</b></p>	<p>No</p>

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	1.64 ha.
<b>Site capacity</b>	49 dwellings
<b>Density</b>	30 dph

#### Potential Suitability

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

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

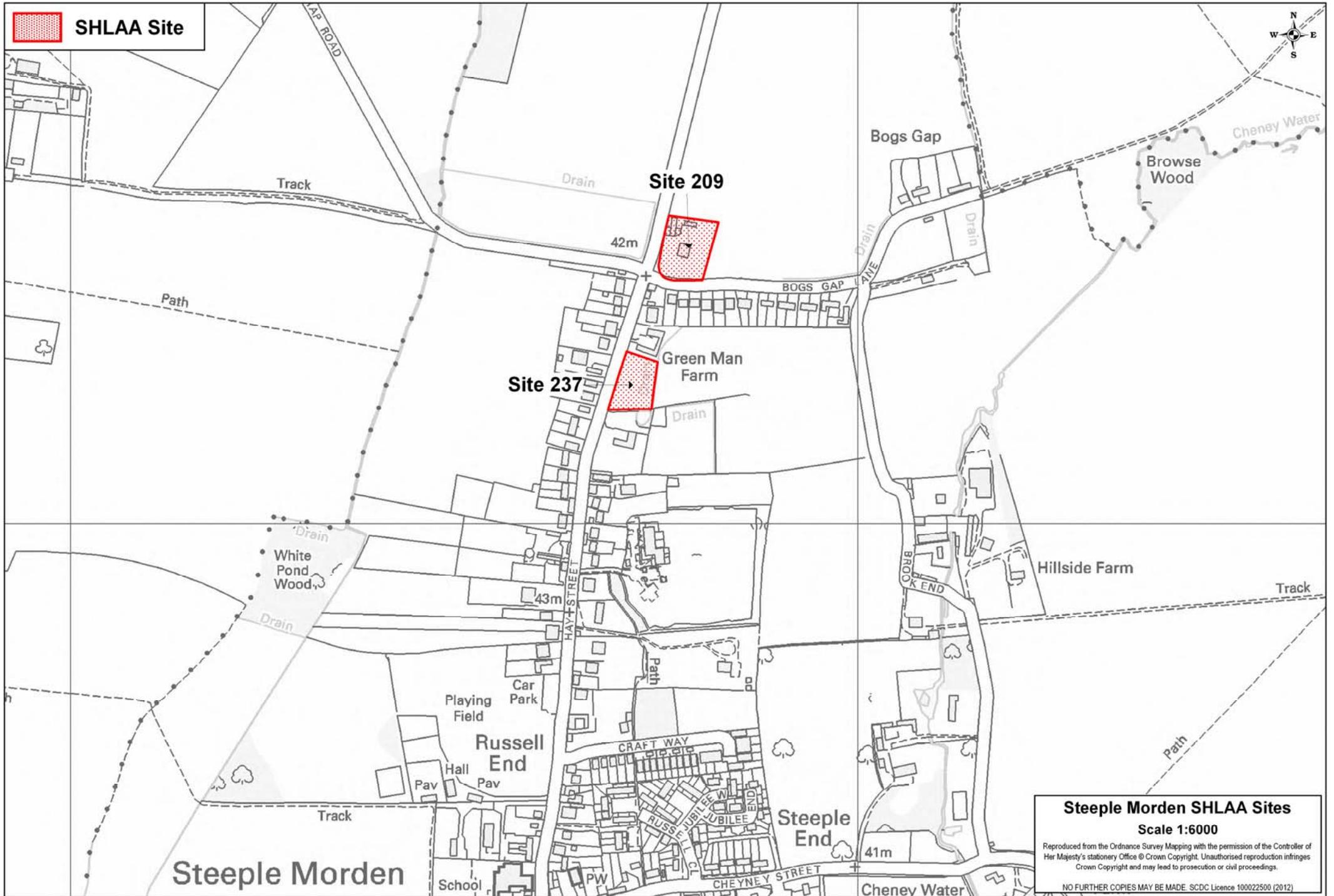
#### Achievability

<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect</b>	The land is in a high value part of the County and thus viability is unlikely to be an issue.

<b>deliverability?</b>	
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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

 SHLAA Site



**Steeple 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>	Steeple Morden
<b>Site name / address</b>	Land north of Bogs Gap 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>	15 dwellings
<b>Site area (hectares)</b>	0.48ha
<b>Site Number</b>	209
<b>Site description &amp; context</b>	<p>The site is on the northern side of Steeple Morden at the junction of – Bogs Gap Lane and North Brook End. There is residential to the south and open countryside in all other directions.</p> <p>On the site is one house – Ringdale House - set in a large garden. There are two smaller residential properties facing onto North Brook End.</p>
<b>Current or last use of the site</b>	Residential
<b>Is the site Previously Developed Land?</b>	Yes for the house but garden is not PDL
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>2007 – LDF - Responses to objection sites document – this site was considered for inclusion in the village framework.</p> <p>2002 – Land considered for inclusion in the framework in the Local Plan 2004. The inspector noted in his report that this village had only limited facilities. He stated ...' In this case there is a substantial boundary hedge and side garden next to the crossroads and I find no sufficiently strong case to extend the framework to include the objection site. ' . (Para 86.2 –3)</p>

	<p>1988 – Refusal for planning permission for one bungalow (s/1905/88/O)</p> <p>1985 – Planning appeal dismissed for erection of one house to the south of Ringdale House (s/1350/84/0). The inspector considered the built up framework of the village to be that to the south of Bogs Gap Lane and that ‘ North of it there is open countryside except for Ringdale House... and the 2 adjoining dwellings which together represent, in my view, a small and secluded pocket of sporadic development physically separated from the main development by the pleasant rural looking gap comprising the substantial trees, double hedge and garden land around Ringdale House...predominantly rural appearance and character of land north of Bogs Gap Lane.’ If permitted it would set a precedent for further development north of the lane.</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>	<ul style="list-style-type: none"> <li>• No</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the northern side of Steeple Morden at the junction of – Bogs Gap Lane and North Brook End. There is residential to the south and open countryside in all other directions.</p> <p>On the site is one house set in a large garden. There are two smaller residential properties facing onto North Brook End.</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</b>	

<b>considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – Ashcroft House-119 Hay Street is a grade 2 listed building (30metres distance)</li> <li>Non-statutory archaeological site - The site is located to the north of the historic (linear) core of the village. 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 grade 2</li> </ul>
<b>Physical considerations?</b>	<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 issues - No obvious / apparent noise related issues, therefore no objection in principle.</li> <li>Flooding and drainage issues – no issue</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 lists Steeple Morden as one of the Chalkland villages within the district. The overall character is of a linear village with important open space in a wooded setting.</p> <p>The site is on the northern edge of the village alongside the spinal road that extends from north to south through the village. The built form of Steeple Morden extends to south of Bog Gap Lane where there is a row of houses with front gardens facing onto the lane and looking across to the southern part of the site. The view from these houses is of the large trees and hedge that are within the garden of Ringdale House. It is rural in character.</p> <p>To the east and north the site is bounded by a bank of tall trees and hedges and beyond is open countryside. This site is best related to the surrounding open countryside, which open out into wide rolling fields.</p>
<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>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 545 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 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 – The Guilden Morden wastewater treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is 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>Steeple Morden has one primary school with a PAN of 30 and school capacity of 210, 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 28 surplus primary places in Steeple Morden taking account of planned development in Steeple Morden, and a small deficit of 9 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</p>

	<p>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>Ashwell GP Surgery (2.17 miles)</p> <p>Bassingbourn Surgery (3.15miles)</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information</p> <p>The land at Steeple Morden, which is just outside the settlement boundary though surrounded by housing on two sides and extends to 0.5ha. The site is an anomaly in the village framework; with the dwellings lying immediately to the north of Bogs Gap Lane and fronting onto North Brook End are excluded from the village framework. The properties have well defined garden curtilage, which clearly marks the edge of the surrounding arable countryside. The site, by reason of its size has no capacity to facilitate public transport or community facility improvements, but can provide much needed housing (including affordable).</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 0.43ha)
<b>Site capacity</b>	13
<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>	Lighthouse Developments
<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
<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 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</p>

	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>
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Site with no development potential
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**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)**

**Site Assessment Proforma**

<b>Location</b>	Steeple Morden
<b>Site name / address</b>	Land east of Hay 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>	10 dwellings
<b>Site area (hectares)</b>	0.33ha
<b>Site Number</b>	237
<b>Site description &amp; context</b>	<p>The site is in the northern part of Steeple Morden to the east of Hay Street. The site is bounded to the south and west by residential and to the east are very open arable fields. To the north is Frankling's Farm, which is a collection of agricultural buildings.</p> <p>The site is grassland.</p>
<b>Current or last use of the site</b>	Storage of farm equipment.
<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>2007 – LDF – This site including the agricultural buildings to the north was considered for inclusion in the village framework.</p> <p>1988 – Planning permission was refused for 2 dwellings on the site (S/0719/88/O). The reason for refusal was that development would be a loss of an open frontage, which makes an important contribution to the rural character of this part of Hay Street.</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 in the northern part of Steeple Morden to the east of Hay Street. The site is bounded to the south and west by residential and to the east are very open arable fields. To the north is Frankling's Farm, which is a collection of agricultural buildings.  The site is grassland with trees. .
<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 – 18 Brook End is a grade 2 listed building to the south east of the site (350 metres distance), there are a number of grade 2 houses in Hay Street to some 100metres south of the site (73 and 82 Hay St); 119 Hay St is to the north of the site (90 metres)</li> <li>Non-statutory archaeological site - The site is located in the historic core of the village. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Public Rights of Way – the footpath follows the southern boundary from Hay Street in an eastward direction to Brook End.</li> <li>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</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 of high 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 issues - Farm- possible noise and malodour from nearby Green Man Farm to the North. No history of complaints and existing premises at similar distances. Minor to moderate adverse noise / odour risk but no objection in principle.</li> <li>• Flooding and drainage issues – no issues</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 lists Steeple Morden as one of the Chalkland villages within the district. The overall character is of a linear village with important open space in a wooded setting. At the centre of the village is a parish church in a rural setting.</p> <p>The site is a field to the east of Hay Street and along this boundary there is a well-established hedge with mature large trees, which creates a rural character to this road frontage in the village – bringing the countryside into the village. Development of the site would result in the loss of this rural frontage to Hay Street.</p> <p>On the opposite side of Hay Street are large residential properties that overlook the site and have broken views through the boundary hedgerow eastwards to the open fields beyond. There is no clear physical feature to mark this eastern boundary of the site with these fields. The site is part of this network of fields between Hay Street and Brook End to the east that play a part in creating the rural setting of the historic core of the village – a key attribute identified in the SCVCS.</p> <p>To the south is a large residential property with a mature garden fronting onto Hay Street. Beyond this property are other smaller residential houses that are part of the linear spine of the village that extends from north to south.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton /

	<p>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 Hay 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 545 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 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 – The Guilden Morden wastewater treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is 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>Steeple Morden has one primary school with a PAN of 30 and school capacity of 210, 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 28 surplus primary places in Steeple Morden taking account of planned development in Steeple Morden, and a small deficit of 9 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>

	After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
<b>Health facilities capacity?</b>	Ashwell GP Surgery (2.17 miles) Bassingbourn Surgery (3.15miles)
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 0.33ha)
<b>Site capacity</b>	10
<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>

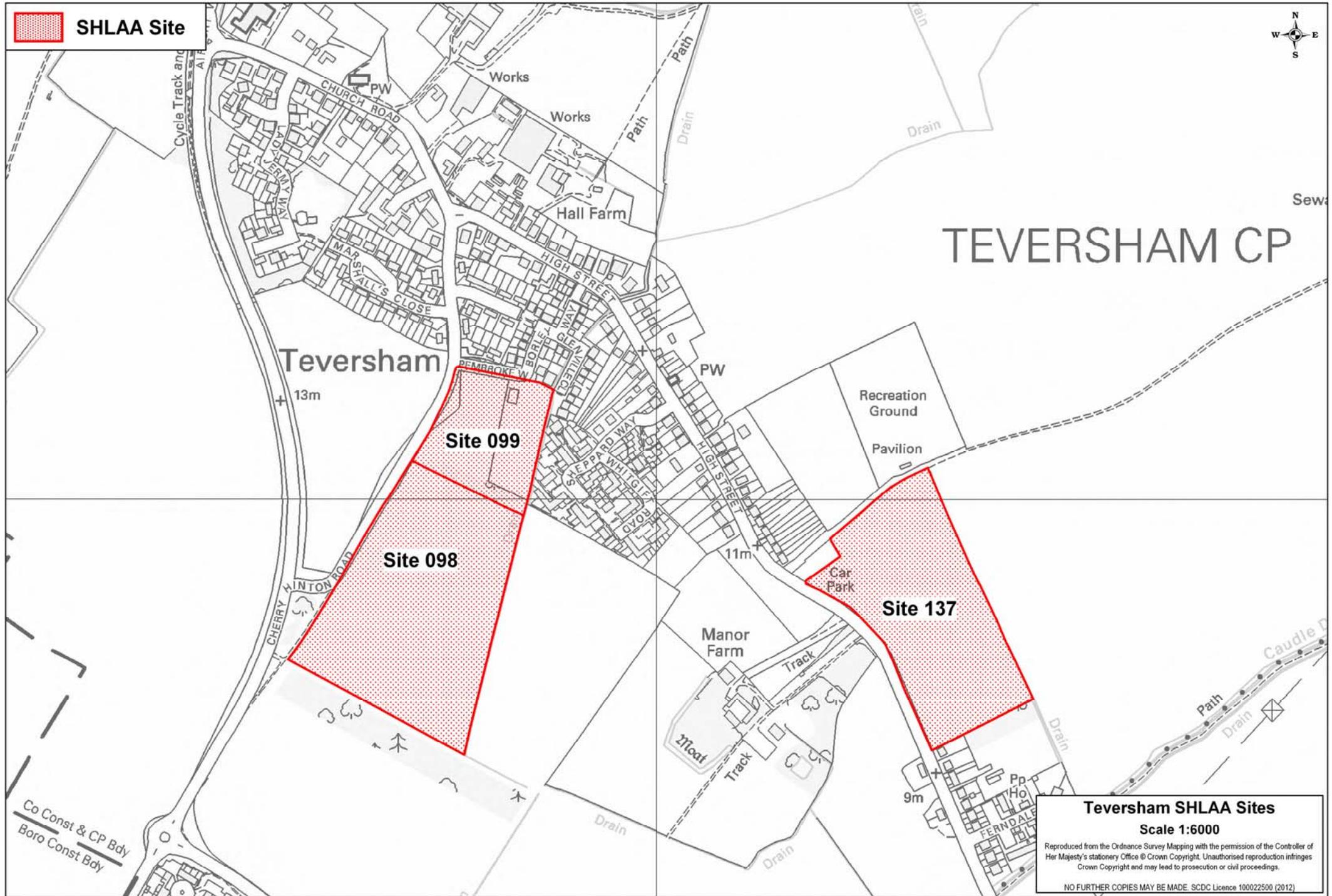
<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Two individual owners
<b>Legal constraints?</b>	<i>i.e. covenants, etc</i>
<b>Is there market interest in the site?</b>	The site has not been marketed and there has not been interest from a developer in recent years.
<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>	
<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



# TEVERSHAM CP

Teversham

Site 099

Site 098

Site 137

### Teversham SHLAA Sites

Scale 1:6000

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Co Const & CP Bdy  
Boro Const Bdy

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

**Site Assessment Proforma**

<b>Location</b>	Teversham
<b>Site name / address</b>	Land to the east of Cherry Hinton Road, Teversham
<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 150 dwellings with public open space
<b>Site area (hectares)</b>	8.19 ha.
<b>Site Number</b>	098
<b>Site description &amp; context</b>	<p>The site lies to the south of Pembroke Way and east of Cherry Hinton Way, on the southern edge of Teversham. The site adjoins residential development to the north and the northern part of the eastern boundary. The site is surrounded on all other sides by agricultural land. The western edge is constrained by Cherry Hinton Way, beyond which, further to the west lies Cambridge Airport. The site comprises mostly agricultural land, although the north eastern part of the site is an area of formal amenity land. The site is enclosed by hedgerow on all sides, except to the north west on the Pembroke Way frontage which is open, defined by a mesh fence.</p> <p>Note: the northern part of the site is also considered separately as site 099.</p>
<b>Current or last use of the site</b>	Agricultural and amenity land.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	Adjacent to the area covered by the Cambridge East Area Action Plan.
<b>Planning history</b>	The public open space on the north eastern part of the site resulted from residential development on Borley Way to the north (S/1209/94/F).
<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>• Preserves the character of Cambridge as a compact city with thriving historic centre</li> <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>• Key views of Cambridge from the countryside (viewpoint or site forms part of the view towards Cambridge) – Viewpoint B</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 a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. (page 75)</p> <p>The site lies in an area of landscape close to the city with particular qualities to be safeguarded (Area 1 East of City). It is recognised that the development of the airport site provides the opportunity to create a new green finger, providing continuous recreational space and access linking Coldham’s Common in the City to the wider rights of way network in the Fen Edge landscape, and possibly a new country park, east of Teversham. The area is important to be safeguarded and, where possible, enhance the qualities of the area and maintain the scale and separate identity of Teversham, ensuring there is a width of open countryside between this village and the new city edge. (page 80)</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>This largely agricultural site lies to the south of Pembroke Way and east of Cherry Hinton Way, on the southern edge of Teversham within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>• Preserves the character of Cambridge as a compact city with thriving historic centre.</li> <li>• Maintains and enhances the quality of Cambridge’s setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• Key views of Cambridge from the countryside (viewpoint or site forms part of the view towards Cambridge) – Viewpoint B</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>• Conservation Area – The Teversham Conservation Area lies 146m to the north. Adverse effect due to loss of important countryside setting on approach.</li> <li>• Listed Buildings – Grade II Listed Manor Farmhouse, Fulbourn Road lies 290m to the south east. Major adverse effect on functional countryside setting of Manor Farmhouse and SAM.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village with evidence for medieval settlement to the north and a designated medieval moat to the east (SAM 33278). There is also evidence for Roman activity in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development within Site 099 with landscape screening on southern edge.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs across 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-</li> </ul>

	<p>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 of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – Adjoins Cambridge Airport. A contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - The West of the site is close to Airport Way and Marshalls Airport. Air and Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and wellbeing and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Teversham as lying 3 miles east of Cambridge, bordered by arable fields and with Cambridge Airport immediately to the west. This linear village has now been developed in depth, with several housing estates on its western side. The majority of the village edges abut open fields, but Manor Farm to the south and Allen's Farm to the north, provide a softer more enclosed boundary, with smaller fields and mature hedgerows. The landscape to the east is flat, comprising Teversham Fen. The parish church is at the northern end of the village in a wooded setting. The fields to the west separate Teversham from Cambridge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Teversham. The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development within Site 099 with landscape screening on southern edge</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building. 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>The Highway Authority has concerns about the suitability of Cherry Hinton Road to serve (246 dwellings) development of this size.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to trigger local 11,000-Volt reinforcement.</li> <li>• Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Teversham has a 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>Teversham has one Primary School with a PAN of 25 and school capacity of 175, 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 neither a surplus or deficit of primary places in Teversham taking account of planned development in Teversham,.</p> <p>The development of this site for 150 dwellings could generate a need for a number of early years places and a maximum of 53 primary school places and 38 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or</p>

	provision of new schools.
<b>Health facilities capacity?</b>	There is no doctors surgery in Teversham. 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 (electricity, 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 (6.14 ha if unconstrained)
<b>Site capacity</b>	184 dwellings
<b>Density</b>	30 dph

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

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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 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>	Teversham
<b>Site name / address</b>	Land south of Pembroke Way, Teversham
<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 40 dwellings with public open space
<b>Site area (hectares)</b>	2.07 ha.
<b>Site Number</b>	099
<b>Site description &amp; context</b>	<p>The site lies to the south of Pembroke Way and east of Cherry Hinton Way, on the southern edge of Teversham. The site adjoins residential development to the north and east and agricultural land to the south and west. Further to the west lies Cambridge Airport. The site comprises part agricultural land and an area of formal amenity land. The site is enclosed by hedgerow on all sides, except to the north west on the Pembroke Way frontage which is open, defined by a mesh fence. A dense tree belt lies along the southern boundary.</p> <p>Note: the site is also considered as part of larger site 099.</p>
<b>Current or last use of the site</b>	Agricultural and amenity land.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	Adjacent to the area covered by the Cambridge East Area Action Plan.
<b>Planning history</b>	The public open space resulted from residential development on Borley Way to the north (S/1209/94/F).
<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>• Preserves the character of Cambridge as a compact city with</li> </ul>

	<p>thriving historic centre</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>• Key views of Cambridge from the countryside (viewpoint or site forms part of the view towards Cambridge) – Viewpoint B</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 a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. (page 75)</p> <p>The site lies in an area of landscape close to the city with particular qualities to be safeguarded (Area 1 East of City). It is recognised that the development of the airport site provides the opportunity to create a new green finger, providing continuous recreational space and access linking Coldham's Common in the City to the wider rights of way network in the Fen Edge landscape, and possibly a new country park, east of Teversham. The area is important to be safeguarded and, where possible, enhance the qualities of the area and maintain the scale and separate identity of Teversham, ensuring there is a width of open countryside between this village and the new city edge. (page 80)</p>
<p><b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b></p>	<p>No</p>
<p><b>Tier 1 conclusion:</b></p>	<p>This agricultural and amenity site lies to the south of Pembroke Way and east of Cherry Hinton Way, on the southern edge of Teversham within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>• Preserves the character of Cambridge as a compact city with</li> </ul>

	<p>thriving historic centre.</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• Key views of Cambridge from the countryside (viewpoint or site forms part of the view towards Cambridge) – Viewpoint B</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>• Conservation Area – The Teversham Conservation Area lies 146m to the north. Adverse effect due to loss of important countryside setting on approach.</li> <li>• Listed Buildings - Grade II Listed Manor Farmhouse, Fulbourn Road lies 325m to the south east. Major adverse effect on functional countryside setting of Manor Farmhouse and SAM.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village with evidence for medieval settlement to the north and a designated medieval moat to the east (SAM 33278). There is also evidence for Roman activity in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of the Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development with landscape screening on southern edge.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs across the amenity part 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 linnets, yellow hammer and corn bunting also occur. Any development</li> </ul>

	<p>proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 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 – Adjoins Cambridge Airport. A contaminated Land Assessment will be required as a condition of any planning application</li> <li>• Noise issues - The West of the site is close to Airport Way and Marshalls Airport. Air and Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and wellbeing and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Teversham as lying 3 miles east of Cambridge, bordered by arable fields and with Cambridge Airport immediately to the west. This linear village has now been developed in depth, with several housing estates on its western side. The majority of the village edges about open fields, but Manor Farm to the south and Allen's Farm to the north, provide a softer more enclosed boundary, with smaller fields and mature hedgerows. The landscape to the east is flat, comprising Teversham Fen. The parish church is at the northern end of the village in a wooded setting. The fields to the west separate Teversham from Cambridge.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Teversham. The site forms part of the setting of the Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development with landscape screening on southern edge</p>
<b>Can any issues be mitigated?</b>	<p>In part. The site forms part of the setting of the Conservation Area and a Grade II Listed Building, but with careful design it should be possible to mitigate impact of development with landscape screening on southern edge.</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</p>

	<p>corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on to Pembroke Way would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Teversham has a 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>Teversham has one Primary School with a PAN of 25 and school capacity of 175, 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 neither a surplus or deficit of primary places in Teversham taking account of planned development in Teversham.</p> <p>The development of this site for 40 dwellings could generate a need for a small number of early years places and a maximum of 14 primary school places and 10 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	There is no doctors surgery in Teversham. 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 sustainable transport, utilities (mains water and sewerage) and school capacity.
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<b>Does the site warrant further assessment?</b>	Yes
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	1.55 ha.
<b>Site capacity</b>	47 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed 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</b>	None known.

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

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

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

**Site Assessment Proforma**

<b>Location</b>	Teversham
<b>Site name / address</b>	Land Fulbourn Road, Teversham
<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>	75 dwellings with new village hall and sports field / tennis courts
<b>Site area (hectares)</b>	4.78 ha.
<b>Site Number</b>	137
<b>Site description &amp; context</b>	The site lies to the east of Fulbourn road, on the south eastern edge of Teversham. The site adjoins residential development to the north and south, and isolated properties/farms in large grounds to the west. To the north east lies an enclosed recreation ground, with a car parking area to the north west. To the east lies open agricultural land. The site comprises an agricultural field enclosed by hedgerow on all sides, except to the north east which is exposed to the wider agricultural land, particularly to the east.
<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>	None
<b>Source of site</b>	Site suggested through call for sites

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

	<p>Function with regard to the special character of Cambridge and 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 a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the rural landscape separating the inner necklace villages, and separating those villages from Cambridge, as critical in preserving the separate identities of these villages and therefore the immediate landscape setting of the city. (page 59) The site is within an area of land considered to be most critical in separating settlements within the immediate setting of Cambridge, and which should be afforded the greatest protection. (page 75)</p> <p>The site lies in an area of landscape close to the city with particular qualities to be safeguarded (Area 1 East of City). It is recognised that the development of the airport site provides the opportunity to create a new green finger, providing continuous recreational space and access linking Coldham's Common in the City to the wider rights of way network in the Fen Edge landscape, and possibly a new country park, east of Teversham. The area is important to be safeguarded and, where possible, enhance the qualities of the area and maintain the scale and separate identity of Teversham, ensuring there is a width of open countryside between this village and the new city edge. (page 80)</p>
<p><b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b></p>	<p>No</p>
<p><b>Tier 1 conclusion:</b></p>	<p>This agricultural site lies to the east of Fulbourn Road, on the south eastern edge of Teversham within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <li>• Maintains and enhances the quality of Cambridge's setting</li> <li>• Prevents coalescence between settlements and with Cambridge</li> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul>
<p><b>Does the site warrant further</b></p>	<p>Yes</p>

assessment?	
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<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 Teversham Conservation Area lies 543m to the north. Adverse effect due to loss of important countryside setting on approach and as countryside buffer between hamlet and village.</li><li>• Listed Buildings - Grade II Listed Manor Farmhouse, Fulbourn Road lies 176m to the west. Major adverse effect on functional countryside setting of Manor Farmhouse and SAM.</li><li>• Non-statutory archaeological site - Cropmarks in the area suggest a ditch which is likely to be associated with the designated medieval moat to the west (SAM33278). Cropmarks to the east suggest settlement of late prehistoric date. Further information would be necessary in advance of any planning application for this site.</li></ul> <p>The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, and it would not be possible to mitigate impact of development.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"><li>• Public Rights of Way – a footpath lies approximately 178m to the south.</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>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 – Adjacent filled land in northwest. A contaminated Land Assessment will be required as a condition of any planning application</li></ul>

	<ul style="list-style-type: none"> <li>Noise issues - Noise from High Street 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 (1998) describes Teversham as lying 3 miles east of Cambridge, bordered by arable fields and with Cambridge Airport immediately to the west. This linear village has now been developed in depth, with several housing estates on its western side. The majority of the village edges abut open fields, but Manor Farm to the south and Allen's Farm to the north, provide a softer more enclosed boundary, with smaller fields and mature hedgerows. The landscape to the east is flat, comprising Teversham Fen. The parish church is at the northern end of the village in a wooded setting. The fields to the west separate Teversham from Cambridge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Teversham. The site forms part of the setting of the SAM, Conservation Area and a Grade II Listed Building, which it would not be possible to mitigate.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of the SAM Conservation Area and a Grade II Listed Building. 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 Fulbourn Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>Electricity - Likely to trigger local 11,000-Volt reinforcement.</li> <li>Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to</li> </ul>

	<p>existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Teversham has a 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>Teversham has one Primary School with a PAN of 25 and school capacity of 175, 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 neither a surplus or deficit of primary places in Teversham taking account of planned development in Teversham.</p> <p>The development of this site for 75 dwellings could generate a need for a small number of early years places and a maximum of 26 primary school places and 19 secondary places.</p> <p>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 Teversham. 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 sustainable transport, utilities (mains water and sewerage) and school capacity.

<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 (3.59 ha. if unconstrained)
<b>Site capacity</b>	108 dwellings
<b>Density</b>	30 dph

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

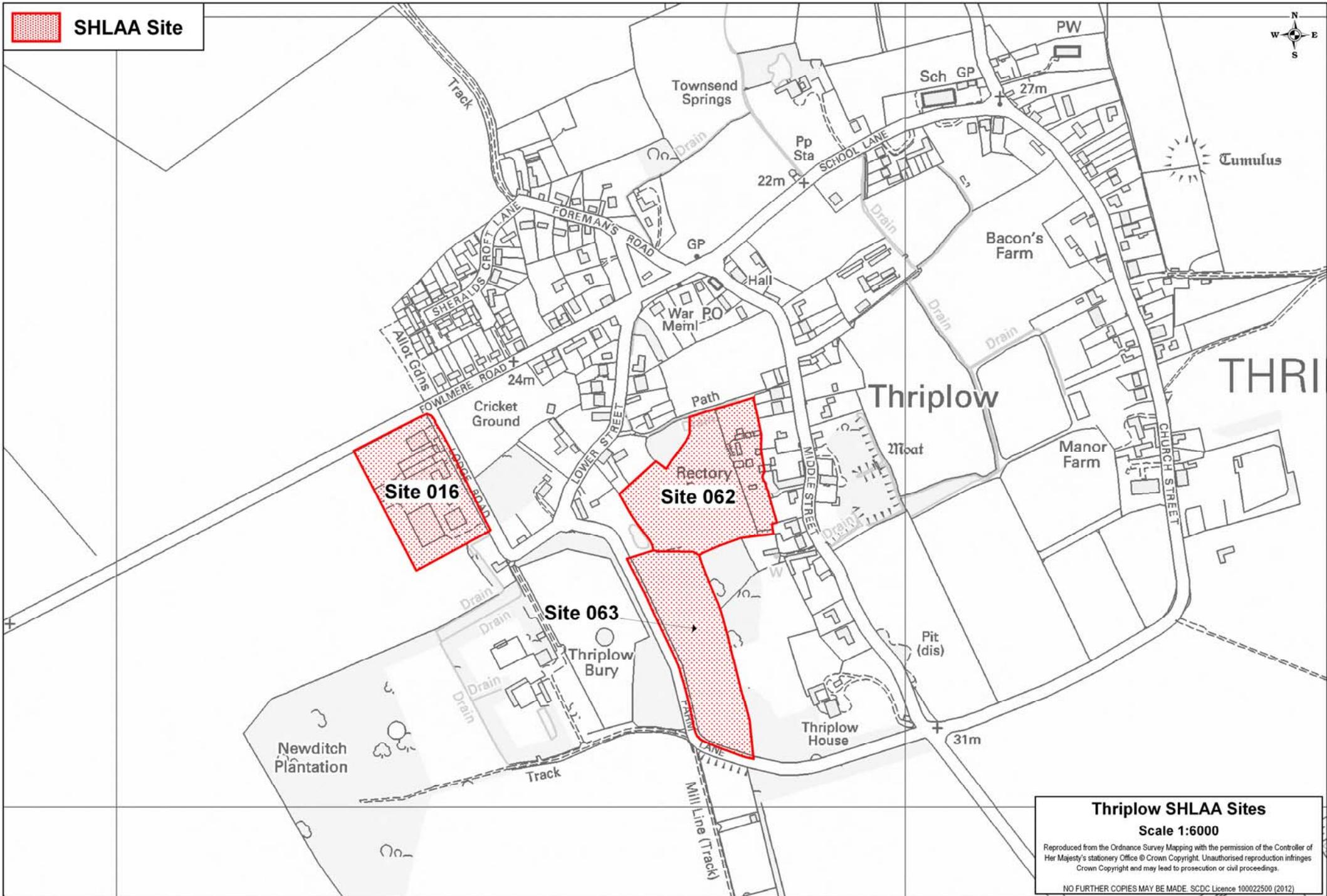
<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from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

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	Viability Category 1 Most viable sites  This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

	<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.

 SHLAA Site



**Thriplow 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>	Thriplow
<b>Site name / address</b>	The Grain Store, Lodge 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>	30 dwellings
<b>Site area (hectares)</b>	1.84ha
<b>Site Number</b>	016
<b>Site description &amp; context</b>	<p>The site is located on the western edge of Thriplow south of Fowlmere Road and west of Lodge Road. There is a residential use adjoining the southern boundary. There is an area of open space used as the village cricket ground to the east. To the north and west is open farmland.</p> <p>The site consists of a collection of agricultural buildings surrounded by hard standing.</p>
<b>Current or last use of the site</b>	Grain store / Revivals (an MOT test centre)
<b>Is the site Previously Developed Land?</b>	Northern part of site with grain stores = No MOT test centre =yes
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF 2006 – Objection Site 123 The site was considered for residential development and no change was recommended by the inspector.</p> <p>Planning application An application for residential use of the land was refused in 2005 because the land is not previously developed land, the housing was</p>

	not affordable, replacement agricultural buildings would be needed and likely to have to be located in the Green Belt, the existing employment user of one barn would be displaced and scale of proposal is too large for village.(S0713/05O)
<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>	<p>The site is partly within the Green Belt and the rest on White Land on the edge of Thriplow</p> <p>Green Belt Purpose</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. Thriplow is within the outer rural area of the GB at some distance from Cambridge so its GB role in protecting the special character of the city and its setting is less than that of land nearer to Cambridge. It is not located such that it would perform the function of physically separating villages within the Green Belt. The GB helps to retain the rural setting and character of the village.</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 located on the western edge of Thriplow west of Lodge Road. There is a residential property along the southern boundary. There is an area of open space used as the village cricket pitch to the east. To the north and west is open farmland.</p> <p>The site consists of a collection of agricultural buildings surrounded by hard standing.</p> <p>Part of the western edge of the site is within the Green Belt and the rest of the site is white land. The site falls within an area where development would have an adverse impact on Green Belt purposes</p>

	<p>and functions:</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>
<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 eastern boundary of the site is adjacent to the conservation area and it wraps around the southern edge of the site. Adverse effect on setting of Conservation Area due to loss of openness, mature hedging frontage and rural approach to village along Fowlmere Road and at entrance to Lodge Road. Potential to enhance area of existing modern farm buildings &amp; to reinstate missing section of avenue on approach to Thriplow Bury.</li> <li>• Listed Buildings- The grounds of The Lodge (Grade II) is adjacent to the southern boundary of the site; opposite this property is 30 Lower Street – another Grade II listed building whose grounds are only 6m from the southern corner of the site; The Dower House in Lower Street is a Grade II building in grounds some 80m from the site. Thriplow Bury is Grade II* to the south of the site (160metres).</li> <li>• Non-statutory archaeological site - Cropmarks to the west suggest settlement of probable late prehistoric 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>• Protected Village Amenity Area – There is a large area on the opposite side of Lodge Road following the entire length of the eastern boundary, which is the village cricket ground.</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</li> </ul>

	<p>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>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 3 – only small part of southern end of site is within the zone.</li> <li>• Land contamination - Commercial / 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 / apparent significant noise related issues, therefore no objection in principle.</li> <li>• Noise from Fowlmere 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) 1998 describes Thriplow as a village set in rolling landscape. It has an almost grid-iron historic street pattern. The whole village has a rural character with linear development along the streets and small-enclosed fields, groups of trees and playing fields within the grid pattern, clearly a key attribute. Fields to the west separate Thriplow from Fowlmere.</p> <p>The site is located on the western edge of Thriplow, which places it within the fields that separate the village from Fowlmere. The surrounding countryside is very open with large rolling fields. The grain stores on the site are used for agricultural purposes and they are of a large industrial scale, which dominate the views on the western edge of the village. They are visible from a distance when approaching the village from Fowlmere as a harsh edge to the settlement. Once within the village there is a hedgerow along the site screening direct views of the buildings from Fowlmere Road.</p> <p>On Lodge Road the whole site is open to view and completely blocks any wider vistas of the open countryside beyond. The neighbouring village cricket ground is completely screened by hedges.</p> <p>The listed building -The Lodge, south of the site, has a mature garden containing trees that screens the house from the buildings on the site. Likewise the listed properties in Lower Street are screened from the site by mature trees and vegetation.</p> <p>Development of the site would have an adverse effect on the landscape setting of Thriplow because there could be a loss of mature hedging fronting the site and could be a reduction in the rural character of this approach into the village along Fowlmere Road. Development of part of the site could provide an opportunity to enhance townscape of this edge of the village by careful design.</p>
<b>Can any issues</b>	In Part

<b>be mitigated?</b>	Potential to enhance area of existing modern farm buildings & to reinstate missing section of avenue on approach to Thriplow Bury. Possible reduced site within existing hard standing and built-up area, subject to landscaping and frontage.
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<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 Lodge 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. 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 waste water treatment 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>	Thriplow has one primary school with a PAN of 15 and school capacity of 105, 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 Thriplow taking account of planned development in Thriplow, and a large deficit of 109 secondary places taking account of planned development across the village college catchment

	<p>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 (2.76 miles) – No capacity / Need extra to meet growth at Hauxton.</p> <p>Sawston Medical Practice (3.22 miles) – Lots of capacity / New premises 2006, spare capacity.</p>
<b>Any other issues?</b>	<p>The promoter had provided the following additional information –</p> <p>The redevelopment of this site with the removal of ugly, partly demolished, farm buildings &amp; with the landscaping belt proposed will soften the view of the village when approaching from the west. It will provide further residential enclosure to the cricket meadow and will provide potential pupils for the village school and potential customers for both the local pub and the community run village shop.</p> <p>The proposed landscape belt, although not directly connected, will be a great addition to The Newditch Plantation close by the site.</p>
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	1.66ha
<b>Site capacity</b>	50
<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>	Yes
<b>Site ownership status?</b>	Thriplow Farm Ltd
<b>Legal constraints?</b>	-
<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 – there are existing uses on the site.</li> <li>• The site could become available 2011-16</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	<ul style="list-style-type: none"> <li>• The first dwellings could be completed on site 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>	The relocation of the grain store and the MOT test centre.
<b>Could issues identified be overcome?</b>	Alternative accommodation for the existing uses.
<b>Economic viability?</b>	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning</p>

	<p>obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>
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<b>Site Assessment Conclusion</b>	
	<p>Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms which will be for the separate plan making process.</p>

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

<b>Location</b>	Thriplow
<b>Site name / address</b>	Land west of Rectory Farm, Middle 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 - 20+ dwellings with open space
<b>Site area (hectares)</b>	2.44ha
<b>Site Number</b>	062
<b>Site description &amp; context</b>	<p>The site is on the southern side of Thriplow. To the east is Rectory Farm and residential properties with gardens in Middle Street. Beyond the western boundary are a number of large houses whose gardens adjoin the site. A footpath follows the northern boundary separating the site from grassland that has further residential properties backing onto it. South of the site is further grassland.</p> <p>The site comprises of open grassland with trees scattered around its perimeter. On the eastern part of the site are scattered agricultural buildings.</p> <p>This site is considered with adjoining land as a larger site – Site 63</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>	None
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

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<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The site is partly within the Green Belt. Some white land on the east side of the site.</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 its setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. Thriplow is within the outer rural area of the GB at some distance from Cambridge so its GB role in protecting the special character of the city and its setting is less than that of land nearer to Cambridge. It is not located such that it would perform the function of physically separating villages within the Green Belt. The GB helps to retain the rural setting and character of the village.</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 southern side of Thriplow. To the east is Rectory Farm and houses in Middle Street. To the west are large houses set in grounds. North beyond a footpath is grassland. To the south is further grassland.</p> <p>The site itself is grassland. The majority of it is within the Green Belt – the remainder being white land with some agricultural buildings. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <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</b>	Yes

assessment?	
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<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 whole site is within the conservation area - Major adverse effect on Conservation Area due to loss of significant open countryside within core of CA, the historic building form, views across CA and to groups of historic buildings within CA, and loss of functional setting of Rectory Farm and loss of rural character of Farm Lane.</li><li>• Listed Buildings – There are two Grade II listed properties in Lower Street whose grounds adjoin the northwest boundary of the site. – 15, 17. Also the grounds of 19 Lower St (Grade II) and Bassets in Lower Street (Grade II*) adjoins the entire length of the western boundary. The Manor House is located in Middle Street (Grade II*listed) 60metres from the site. Gowards Farmhouse at 28 Middle Street is Grade II listed – 65metres from the site. Thriplow Bury is Grade II* to the south west of the site. Settings of numerous listed properties adversely affected including Manor House and Thriplow Bury (Grade II*) due to loss of rural backdrop and countryside settings to listed buildings along Lower Street and Middle Street.</li><li>• Non-statutory archaeological site - The site is located in the historic core of the village and remains of medieval date are 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>• Important Countryside Frontage – There is an ICF located north of the site between 14 – 8 Middle Street.</li><li>• Protected Village Amenity Area – North of the site adjacent to No1 Lower Street there is a PVAA.</li><li>• Public Rights of Way – a footpath linking Lower Street and Middle Street follows the northern 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 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 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</li></ul>

	<p>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>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 3</li> <li>• Land contamination - Agricultural / farm buildings in north, 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 - 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>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Thriplow as a village set in rolling landscape. It has an almost grid-iron historic street pattern. The whole village has a rural character with linear development along the streets and small-enclosed fields, groups of trees and playing fields within the grid pattern, clearly a key attribute.</p> <p>The site within the heart of the village. It is open grassland surrounded by well-established hedgerows with mature trees. There are very few views into the site from adjoining roads since it is well screened by trees and enclosed by houses with mature gardens. There are views into the site from the footpath that runs along the northern boundary. From the south west of the site in Farm Lane glimpses of site can be seen with some of the houses along Middle Street visible providing a very rural setting to the village. Development of the site would result in the loss of this rural character.</p> <p>The grounds of the listed buildings to the west adjoin the site and any development of the grassland would have significant impact on the setting of these properties. There are mature trees along these boundaries.</p> <p>To the south is further grassland extending into the open countryside which is characterised by wooded areas with enclosed fields.</p> <p>Development of the site would have a significantly adverse effect on the landscape setting of Thriplow because it would result in the loss of a significant area of open countryside within the core of the historic village. It would alter the existing character of the built form of the village which is linear with interspersed open space. It would greatly impact the setting of numerous listed buildings including Manor House and Thriplow Bury which are Grade II* listed buildings.</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>The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>The promoter has indicated on the map submitted with the Call for Sites questionnaire that access would be through the existing farmyard in Middle Street.</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 waste water treatment 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>Thriplow has one primary school with a PAN of 15 and school capacity of 105, 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 Thriplow taking account of planned development in Thriplow, 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</p>

	<p>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>The Surgery, Harston (2.76 miles) – No capacity / Need extra to meet growth at Hauxton.</p> <p>Sawston Medical Practice (3.22 miles) – Lots of capacity / New premises 2006, spare capacity.</p>
<b>Any other issues?</b>	<p>The promoter has provided the following information –</p> <p>Open space should be provided to make a quality development and dwellings not on top of each other.</p> <p>Enhancement of the area by providing high quality spacious housing together with open recreational and green spaces close to the M11 and Cambridge. Development to be done with South Cambs policies in force at relevant times.</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 1.83ha)
<b>Site capacity</b>	55
<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>	Four landowners
<b>Legal constraints?</b>	No
<b>Is there market</b>	The site has not been marketed.

<b>interest in the site?</b>	
<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>	
<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>
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Site with no development potential
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**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)  
Site Assessment Proforma**

<b>Location</b>	Thriplow
<b>Site name / address</b>	Land east of Farm 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>	30-40+ dwelling with open space
<b>Site area (hectares)</b>	4.39ha
<b>Site Number</b>	063
<b>Site description &amp; context</b>	<p>The site is on the southern side of Thriplow. It is a long 'L' shaped site. Along the northern part of the east boundary is Rectory Farm and residential properties with gardens in Middle Street. Further south the boundary is divided from this residential street by woodland. Thriplow House set in large grounds is along the furthest part of this boundary.</p> <p>Beyond the northwestern boundary are a number of large houses whose gardens adjoin the site and a large wooded area. A footpath follows the northern boundary separating the site from an area of grassland to the north that has further residential properties backing onto it.</p> <p>The western boundary adjoins Farm Lane and Thriplow Bury a large listed property and its grounds are on the opposite side of this lane following this long boundary.</p> <p>Beyond the narrow southern boundary is open countryside.</p> <p>The site comprises of an extensive area of open grassland with trees scattered around its perimeter. On the north eastern part of the site are scattered buildings.</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>	None
<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>	<p>The site is within the Green Belt. A small part west of Rectory Farm is white land.</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 its setting:</p> <ul style="list-style-type: none"> <li>• The distribution, physical separation, setting, scale and character of Green Belt villages</li> <li>• A landscape which retains a strong rural character</li> </ul> <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. Thriplow is within the outer rural area of the GB at some distance from Cambridge so its GB role in protecting the special character of the city and its setting is less than that of land nearer to Cambridge. It is not located such that it would perform the function of physically separating villages within the Green Belt. The GB helps to retain the rural setting and character of the village.</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 southern side of Thriplow with residential properties with gardens to the west and north east. There is a strip of woodland along the south eastern boundary. Beyond the southern boundary is countryside. A footpath separates the site from an area of open grassland to the north.</p> <p>The majority of the site is within the Green Belt with a small piece of</p>

	<p>white land in the north eastern part of the site. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> <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>• Conservation Area – The whole site is within the conservation area - Major adverse effect on Conservation Area due to loss of significant open countryside within core of CA, the historic building form, views across CA and to groups of historic buildings within CA and loss of functional setting of Rectory Farm and loss of rural character of Farm Lane.</li> <li>• Listed Buildings – There are two Grade II listed properties - 15, 17 Lower Street whose grounds adjoin the northwest boundary of the site. Also the grounds of 19 Lower St (Grade II) and Bassets in Lower Street (Grade II*) adjoin the western boundary. Thriplow Bury is a large Grade II* listed house set in substantial grounds that are separated from the site by Farm Lane. To the east is The Manor House, which is located in Middle Street (Grade II*listed) 60metres from the site. Gowards Farmhouse at 28 Middle Street is Grade II listed – 65metres from the site. - Settings of numerous listed buildings. Adverse effect on settings including Manor House and Thriplow Bury due to loss of rural backdrop and countryside settings to listed properties along Lower Street and Middle Street.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village and remains of medieval date are 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>• Important Countryside Frontage – There is an ICF located north of the site between 14 – 8 Middle Street.</li> <li>• Protected Village Amenity Area – North of the site adjacent to No1 Lower Street there is a PVAA.</li> <li>• Public Rights of Way – a footpath linking Lower Street and Middle Street follows the northern 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,</li> </ul>

	<p>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>• Ground Water Source Protection Zone 3</li> <li>• Land contamination - Adjacent filled land in south and agricultural/farm buildings in north, 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 - 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>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Thriplow as a village set in rolling landscape. It has an almost grid-iron historic street pattern. The whole village has a rural character with linear development along the streets and small-enclosed fields, groups of trees and playing fields within the grid pattern, clearly a key attribute.</p> <p>The site within the heart of the village. It is open grassland surrounded by well-established hedgerows with groups of mature trees. There are very few views into the site from adjoining roads since it is well screened by trees and enclosed by houses with mature gardens. There are views into the site from the footpath that runs along the northern boundary.</p> <p>From Farm Lane glimpses of the site can be seen with some of the houses along Middle Street visible providing a very rural setting to the village. The entire length of Farm Lane is a dense hedgerow with few breaks in it. This encloses the grassland and enhances the rural character of this part of the village. Development of the site would result in the loss of this rural character.</p> <p>The grounds of a number of listed buildings to the west adjoin the site. Any development of the grassland would have significant impact on the setting of these properties. There are mature trees along these boundaries creating a very soft edge to the village.</p>

	<p>The woodland strip along part of the eastern boundary encloses the site and screens views of the grassland from the properties in Middle Street.</p> <p>Farm Lane forms the southern boundary, which at this point rather than having a wooded edge to the road there is a hedge, which does allow some views up through the site of grassland and groups of large trees. Beyond this southern edge looking southwards is countryside.</p> <p>Development of the site would have a significantly adverse effect on the landscape setting of Thriplow because it would result in the loss of a significant area of open countryside within the core of the historic village. It would alter the existing character of the built form of the village which is linear with interspersed open space. It would greatly impact the setting of numerous listed buildings including Manor House and Thriplow Bury which are Grade II* listed buildings.</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 Farm Lane 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 waste water treatment 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>Thriplow has one primary school with a PAN of 15 and school capacity of 105, 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 Thriplow taking account of planned development in Thriplow, 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 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>	<p>The Surgery, Harston (2.76 miles) – No capacity / Need extra to meet growth at Hauxton.</p> <p>Sawston Medical Practice (3.22 miles) – Lots of capacity / New premises 2006, spare capacity.</p>
<b>Any other issues?</b>	<p>The promoter has provided the following information –</p> <p>Open space should be provided to make a quality development and dwellings not on top of each other.</p> <p>Enhancement of the area by providing high quality spacious housing together with open recreational and green spaces close to the M11 and Cambridge. Development to be done with South Cambs policies in force at relevant times.</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 3.29ha)
<b>Site capacity</b>	99
<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>

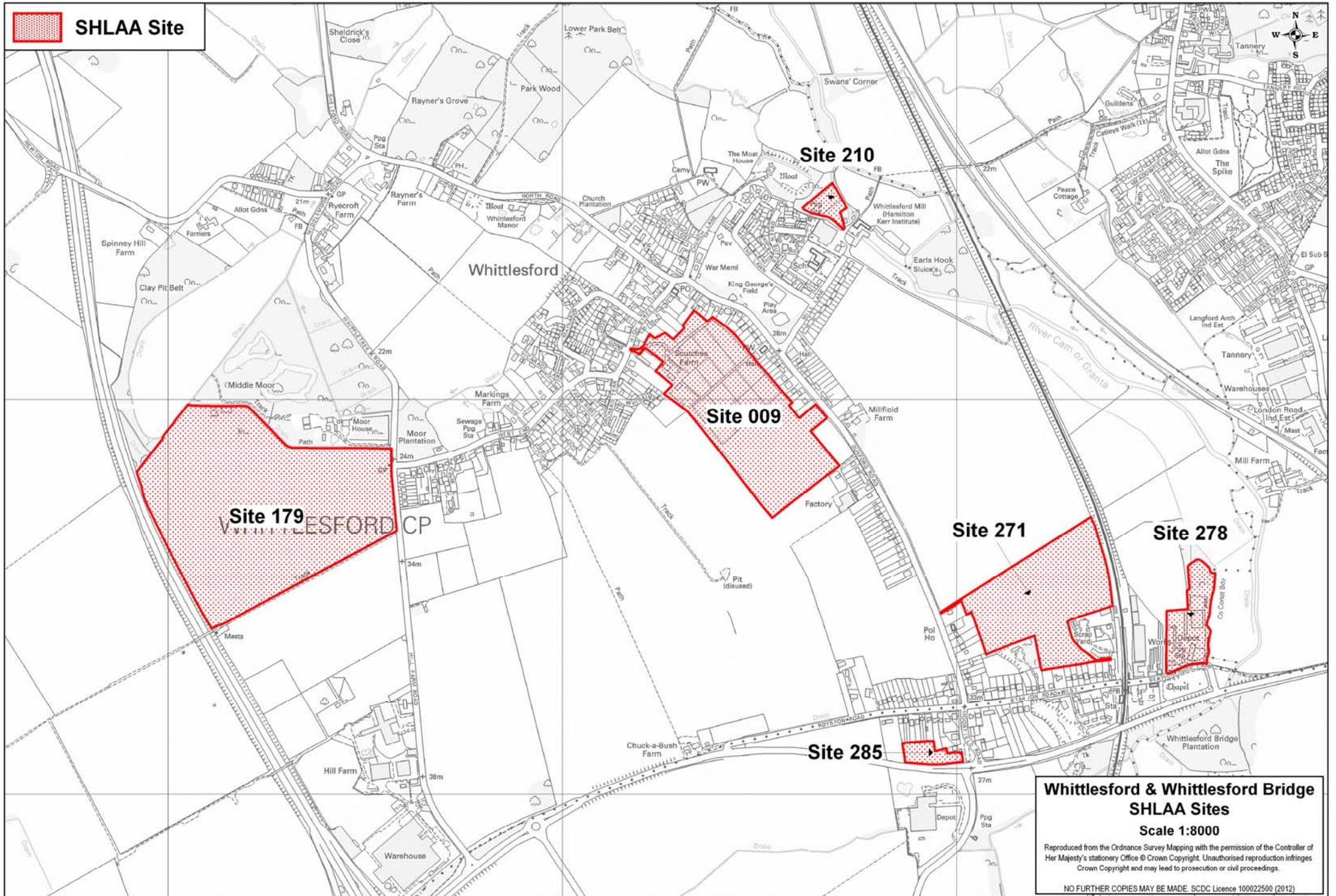
<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Four landowners
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed.
<b>When would the site be available for development?</b>	<ul style="list-style-type: 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
<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**



**Whittlesford & Whittlesford Bridge  
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>	Whittlesford
<b>Site name / address</b>	Scutches Farm, 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>	Substantial amount of housing with open space
<b>Site area (hectares)</b>	11.39 ha.
<b>Site Number</b>	009
<b>Site description &amp; context</b>	<p>The site is to the south of Whittlesford, to the southeast of the High Street and west of Duxford Road. These roads have primarily residential uses along them. To the west and south of the site is countryside, which extends to the A505 in the south and the M11 to the west. There are a number of buildings adjoining the north-west corner of the site which are used as business units and a listed timber framed barn.</p> <p>The majority of the site comprises of grassland, which has been divided into a number of paddocks. The southern third of the site is arable. There are a number of farm buildings including stables and horse related activities in the northwest corner of the site. There is also a pond in this part of the site surrounded by trees.</p>
<b>Current or last use of the site</b>	Farm buildings, stables, grass
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	None
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is 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 the Green Belt purposes and functions. Whittlesford is within the outer rural areas of the GB. The GB in Whittlesford prevents the coalescence of this settlement with the nearby settlement of Whittlesford Bridge. The GB in Whittlesford 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>	<p>No</p>
<p><b>Tier 1 conclusion:</b></p>	<p>The site is to the south of Whittlesford, to the southeast of the High Street and west of Duxford Road. These roads have primarily residential uses along them. To the west and south of the site is countryside, which extends to the A505 in the south and the M11 to the west. There are buildings adjacent to the northwest boundary.</p> <p>The majority of the site comprises of grassland, which has been divided into a number of paddocks. The southern third of the site is arable. There are a number of farm buildings including stables and a pond in the northwest corner of the site.</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><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 north western corner of the site is within the Whittlesford Conservation Area, which includes the pond surrounded by trees.</li> <li>• Listed Buildings – Part of the site includes an access point with the High Street and a Grade II Listed barn is located adjacent to this access. There are a number of listed buildings, which are near to the site. The gardens of Nos. 5 (Cromwell House) and 7 (Sheads House) High Street are directly adjacent to the site boundary. No 2 (The Shrubberies) Duxford Road; Nos. 4a, 4b, 6, 12 (Unicorn Cottage) High St are all Grade II Listed Buildings nearby. The Guildhall, North Rd is Grade II* Listed.</li> <li>• Non-statutory archaeological site - The site is located on the south side of the historic village core. There is also evidence for a Bronze Age barrow burial mound in the 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>• Tree Preservation Orders – The pond in the north-western corner of the site is surrounded by protected trees. There are protected trees within the gardens of 11 and 13 High Street, which border onto the site. There is an oak and an ash tree protected which are alongside the access point of the site with the High Street. The frontage of 27 High St has protected trees – this is to the south of the access point. Along the opposite side of the High Street from the site there are a number of groups of protected trees. There are also protected trees within gardens of properties in Duxford Road (The Shrubberies; nos. 52, 54, 56 and 58) and all along the edge of the playing fields to the opposite side of Duxford Rd.</li> <li>• Protected Village Amenity Area – King George playing fields is such an area, which is to the east 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</li> </ul>

	<p>Classification Grade 1, 2, 3a) – Most of site Grade 2 with northern edge Grade 3.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 3.</li> <li>• Land contamination - Agricultural / farm use, requires assessment, can be conditioned</li> <li>• Noise issues - The site will be immediately adjacent to the United Reform Church and Community Hall on Duxford Road which may hold entertainment type events such as music and theatre / plays. Any entertainment noise at the Hall would need assessment and insulation works at Hall may be required by s106 obligations or similar. Noise risk not quantified but probably moderate risk and requires full cooperation of the Church.</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 - Mingle Lane / Station Road.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Whittlesford is listed amongst the chalkland villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. It is a linear village, which broadens out in parts to form a more complex street pattern. The village setting to the south is one of an open landscape with large arable fields. The village has well defined boundaries. The majority of the historic buildings are along the two main streets.</p> <p>The site is to the east of Duxford Road, which is a residential road with a linear form as indicated in the SCVCS. This is one of the approach roads into the village from the south. The southeastern section of the site borders this road and there are clear views over the boundary hedge across the flat grassland towards the farm buildings in the top northwestern corner of the site. There are numerous protected trees in this far section of the village and the built form of Whittlesford is screened in this distant view.</p> <p>The southern and western boundary of the site is a hedge and beyond this are open views across large arable fields stretching on towards the major roads of the M11 and the A505. This open landscape provides the setting for the village according to the SCVCS.</p> <p>The residential properties along Duxford Road have open views across the site. Their gardens have many trees within them. The houses in the High Street have larger well-established gardens, which screen views into the site. Two of these properties are listed buildings and development of the site is likely to impact on the setting of them.</p> <p>The boundary of the Whittlesford conservation area follows the rear of the houses in the High Street and also includes part of the northwest corner of the site, which has the pond in it. There are a number of groups of protected trees either within or adjoining this</p>

	<p>corner of the site which create a soft rural edge to this part of the village.</p> <p>The Listed timber frame barn is close to this corner of the site where there is an access point to the High Street. Development of the site is highly likely to impact the setting of this building.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Whittlesford. Development of this large site is out of scale with the existing village and would create a large backland development in a sensitive location which is characterised by largely linear development. The northern part of the site creates a soft edge to the village and forms an important part of the setting of the Conservation Area and numerous Grade II Listed Buildings which it would not be possible to mitigate. Also adjacent to a Protected Village Amenity Area.</p>
<b>Can any issues be mitigated?</b>	<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 Conservation Area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.</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>A junction located on to the Duxford Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</p> <p>The promoter has provided the following information regarding access - The entrance at the north west end of the site is too narrow for cars. Suggest this is used for pedestrians and emergency vehicle access. Main entrance to site would be off the Duxford Road at south east end.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> </ul>

	<ul style="list-style-type: none"> <li>• Mains water – The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Whittlesford has a mains gas supply. There would be a requirement for a small amount of local reinforcement.</li> <li>• Mains sewerage - There is capacity at the Sawston 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>Whittlesford has one primary school with a PAN of 28 and school capacity of 196, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 10 surplus primary places in Whittlesford taking account of planned development in Whittlesford, and a deficit of 25 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 provision of new schools.</p>
<b>Health facilities capacity?</b>	Sawston medical practice (0.72 miles) –Lots of capacity. New premises in 2006. Shelford Medical practice (2.71 miles) – limited capacity. Extra space to be funded by Hauxton section 106.
<b>Any other issues?</b>	<p>The promoter has provided the following additional information –</p> <p>The site is large enough for a substantial amount of housing which could be completed over period of time so as not to impact heavily on infrastructure at one time. There is also room for extra playing fields to ease the existing King Georges Fields. It would be essential to build several lower cost houses to help keep the less well off in the area.</p> <p>With the entrance off the Duxford Road it would keep a fair proportion of traffic out of the village centre with the A505 and M11 plus the railway station all in an eastern direction.</p>

	Also a detailed assessment of the site was submitted with the questionnaire.
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (electricity, mains water, gas 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 (5.70 ha. if unconstrained).
<b>Site capacity</b>	171
<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>	Individual landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed however Beazer Homes were very interested in the site in 1999.
<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>Developers have not been approached recently. Would need a sale agreed contract to give a date.</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	No indication given.

<b>Are there any market factors that would significantly affect deliverability?</b>	Landowner would be prepared to sell land for affordable housing at substantially lower than normal prices. This would have to be sorted out with the developer.
<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>	Whittlesford
<b>Site name / address</b>	Land west of Whittlesford
<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>	420 dwellings with public open space and a local centre for small scale community uses such as a doctors surgery and shops
<b>Site area (hectares)</b>	23.29 ha.
<b>Site Number</b>	179
<b>Site description &amp; context</b>	The site is on the western edge of Whittlesford between the M11 to the east and Hill Farm Road to the west. Beyond the motorway is farmland. To the south is open countryside with a bridleway following this southern border, which has a hedge along it. To the north is a wooded area, which includes an area, formerly used for clay workings. There is also a large property – Moor House within the trees. The site is an arable field.
<b>Current or last use of the site</b>	Pasture 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>	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 the Green Belt purposes and functions. Whittlesford is within the outer rural areas of the GB. The GB in Whittlesford prevents the coalescence of this settlement with the nearby settlement of Whittlesford Bridge. The GB in Whittlesford 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 - there are small areas in the north of the site that are within Flood Zone 2.</li> <li>• Minerals and Waste LDF designations – a small part of the southern corner of the site adjacent to the M11 is within a minerals safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the western edge of Whittlesford between the M11 to the east and Hill Farm Road to the west. Beyond the motorway is farmland. To the south is open countryside. To the north is a wooded area.</p> <p>The site is an arable field 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>A small part of the southern corner of the site adjacent to the M11 is within a minerals safeguarding area for sand and gravel as identified in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy. There are small areas of land in the north of the site within Flood Zone 2.</p>
<b>Does the site warrant further assessment?</b>	Yes

### 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 to the east of the nationally important Chronicle Hills Roman settlement</li> </ul>
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	<p>(SAM255). A moat and associated earthworks to the east is indicative of medieval activity in 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>• Public Rights of Way – a bridleway follows beside the hedge on the southern boundary of the site from Hill Farm Road in a westward 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 for northern section and Grade 3 for rest.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 3.</li> <li>• Noise issues - The west 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 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>Whittlesford is listed amongst the chalkland villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. It is a linear village, which broadens out in parts to form a more complex street</p>

	<p>pattern. The village setting to the south is one of an open landscape with large arable fields. The village has well defined boundaries.</p> <p>The site is on the western edge of Whittlesford between the M11 and Hill Farm Road. It is a single field bordered by woodland to the north and open countryside to the south. A bridleway follows this southern boundary, which is alongside a hedge. There are no trees within this hedgerow. Views across the site are towards the wooded area that is beyond the northern boundary.</p> <p>Along the eastern boundary there is a hedge that partly screens views across the site from the properties on the opposite side of Hill Farm Road. These properties look directly towards the site and beyond the site is the M11.</p> <p>From the motorway there is only a short section where the site can be seen because the road then goes into a cutting in the landscape with embankments blocking further views. The houses in Hill Farm Road are visible on the horizon across the vast open flat field that forms the site. From this viewpoint it is very exposed. There are no trees along this boundary to screen the site.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Whittlesford. The site is of a scale that would be out of character with the village. It does not relate well the village, located well to the west of the heart of the village, and sandwiched between M11 and Hill Farm Road. The site is very exposed, particularly to the south. Noise from the M11 will require a high level of mitigation, which is likely to be intrusive in such an exposed location.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant townscape and landscape impacts. Development is of a very large scale out of proportion to the village, located in an exposed area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

<b>Infrastructure</b>	
<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 to Whippletree Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>

	In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> <li>• Mains water – The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Whittlesford has a mains gas supply. There would be a requirement for a small amount of local reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Sawston 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>Whittlesford has one primary school with a PAN of 28 and school capacity of 196, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 10 surplus primary places in Whittlesford taking account of planned development in Whittlesford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 420 dwellings could generate a need for early years places and a maximum of 147 primary school places and 105 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>	Sawston medical practice (0.72 miles) –Lots of capacity. New premises in 2006. Shelford Medical practice (2.71 miles) – limited capacity. Extra space to be funded by Hauxton section 106.
<b>Any other issues?</b>	

<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (electricity, mains water, gas and sewerage), school capacity and health.
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<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 (11.65 ha. if unconstrained).
<b>Site capacity</b>	349 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>	Owned by a trust.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	Not known
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly</b>	No

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

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

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

**Site Assessment Proforma**

<b>Location</b>	Whittlesford
<b>Site name / address</b>	Land at the rear of Swanns Corner, Mill 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>	10 –12 dwellings
<b>Site area (hectares)</b>	0.59 ha.
<b>Site Number</b>	210
<b>Site description &amp; context</b>	<p>The site is on the northeastern edge of Whittlesford beside the River Granta. To the north of the site is the river and its water meadows. To the northwest is a wooded area. On the southern boundary is a large grain store and residential and beyond this is the William Westley Primary School. To the east are Whittlesford Mill and Mill House with adjoining buildings, which form the Hamilton Kerr Institute, which is part of the Fitzwilliam Museum.</p> <p>The western half of the site is a paddock with a stable building near to the road frontage in Mill Lane There is a sewage pumping station within the paddock area adjacent to southern boundary. Swans Corner is a residential property directly adjoining the southeastern boundary of the site and its garden forms the remainder of the site.</p>
<b>Current or last use of the site</b>	Garden / paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	None
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	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 the Green Belt purposes and functions. Whittlesford is within the outer rural areas of the GB. The GB in Whittlesford 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>• Flood Zone – Eastern half the site is within Flood Zone 2.</li> <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 on the north-eastern edge of Whittlesford. To the north of the site is the River Granta and its water meadows. To the northwest is a wooded area. On the southern boundary is a large grain store and residential. To the east are Whittlesford Mill and Mill House with adjoining buildings.</p> <p>The western half of the site is a paddock with a stable building near Mill Lane. There is a sewage pumping station within the site. Swans Corner is a residential property directly adjoining the south eastern boundary of the site and its garden forms the remainder of the site. The eastern half of the site is within Flood Zone 2 and the entire site is within a mineral safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</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><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 site is within the Whittlesford Conservation Area.</li> <li>• Listed Buildings – Mill House is to the south-east of the site and is a large Grade II Listed Building. Part of wider setting of Grade I Listed Church, approximately 250m to the west.</li> <li>• Non-statutory archaeological site - The site is located adjacent to a medieval moated 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>• Tree Preservation Orders – there are protected trees within the site adjoining the course of the River Granta and to the north of within the area around the medieval moated site. Also within the grounds of Mill House to the south are protected groups of trees. There is a group of protected elm trees within the grounds of the grain store. Where the site adjoins Mill Lane there are two protected elm trees, which would be impacted if this were to be the access point for the site.</li> <li>• Public Rights of Way- there is a footpath to the east of the site, which starts in Mill Lane and extends in a north east direction across the water meadows.</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>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2.</li> <li>• Noise issues - The south corner of site is bounded by an industrial / commercial use e.g. warehouse for Granta Processors which has caused noise problems in past but currently vacant. Might be possible to coexist but possible off-site noise impacts or statutory nuisances so requires careful consideration prior to allocation? Hours of use and deliveries unknown. Noise not quantified so off site industrial noise mitigation may be required at source but no guarantee that they can be secured and viability and any detrimental economic</li> </ul>

	<p>impact on existing businesses should be considered prior to allocation? However existing residential already in close proximity so minor to medium risk and no objection in principle but would require further assessment.</p>
<p><b>Townscape and landscape impact?</b></p>	<p>Whittlesford is listed amongst the chalkland villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. It is a linear village, which broadens out in parts to form a more complex street pattern. The village setting to the eastern edge is of large groups of woodland interspersed with fields. The village has well defined boundaries.</p> <p>The site is adjacent to the River Granta and its meadows and has along this eastern boundary groups of trees following the course of the river. Swanns Corner is a residential property east of the site and its garden forms the eastern half of the site. This garden has many trees within it. To the north of the site is a wooded area around the medieval moated site. This creates a soft edge to this part of the village alongside the river meadows.</p> <p>To the south of the garden of Swanns Corner is a grain store, which is a large industrial style building with associated parking dominating the southern boundary of the site. Beyond this building is the village primary school. Further west along the southern boundary are residential properties in Lettice Martin Croft, which are set slightly back from the site with a belt of trees screening views across the paddock.</p> <p>To the east of the site are Whittlesford Mill and Mill House (Listed Building) with adjoining buildings and hard standing for car parking, which form the Hamilton Kerr Institute. The Listed Building is close to the southern boundary of the site so it is likely that development here would impact on the setting of Mill House.</p> <p>There are numerous protected trees within and on land adjoining the site. These woodland areas were identified by the SCVCS as creating the landscape setting of the eastern part of the village. Two elm trees are growing adjacent to where the site borders Mill Lane and would be impacted if this were to be the access to the site.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Whittlesford. The site forms an important part of the immediate setting a Grade II Listed Building and Conservation Area, and part of the wider setting of the Grade I Listed church. There are a number of protected trees within and adjacent to the site, which contributes to the rural character of the area.</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 Grade II Listed</p>

	Building, Conservation Area and TPOs, as well as wider impact on the Grade I Listed church, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.
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<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 CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Whittlesford has a mains gas supply.</li> <li>• Mains sewerage - There is sufficient capacity at the Sawston 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>	Whittlesford has one primary school with a PAN of 28 and school capacity of 196, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 10 surplus primary places in Whittlesford taking account of planned development in Whittlesford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.

	<p>The development of this site for 12 dwellings could generate a small need for early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	Sawston medical practice (0.72 miles) – Lots of capacity. New premises in 2006. Shelford Medical practice (2.71 miles) – limited capacity. Extra space to be funded by Hauxton section 106.
<b>Any other issues?</b>	<p>The promoter has provided the following additional information:</p> <p>The site is located on the edge of the village, just outside the settlement boundary. It is a contained site, with tree/woodland cover on outer boundaries, and if developed would not materially impact on the openness of the Green Belt.</p> <p>Access is available from Mill Lane, with good vehicle to vehicle visibility, and the site adjoins existing development to the north-east and south-east. Immediately south-west of the site is a large grain store in the village framework, which may also have future development potential, being a non-confirming use in the village, close to the William Westley C of E Primary School. Further housing is to the south of the site (Lettice Martin Croft). A small development of 10-12 houses could be built on the land, without having a detrimental effect on the character of the area, and providing useful housing able to access village services and facilities and assist in sustaining them.</p> <p>A stable building has been erected close to the road frontage, due west of the existing dwelling. The River Granta runs to the east. A post and rail fence separates the garden for Swans Corner from the paddock at the rear.</p>
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>

<b>Does the site warrant further assessment?</b>	No
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<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None (0.4 ha. if unconstrained).
<b>Site capacity</b>	12 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Individual landowner
<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>	<ul style="list-style-type: none"> <li>• The first dwellings could be completed on site 2011-16</li> <li>• Phasing – 2011- 2016 – 10-12 dwellings</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>	

<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>

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

**Site Assessment Proforma**

<b>Location</b>	Whittlesford Bridge
<b>Site name / address</b>	Land adjacent to Station Road and Duxford 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 250 dwellings with light industrial uses
<b>Site area (hectares)</b>	8.07 ha.
<b>Site Number</b>	271
<b>Site description &amp; context</b>	The site is north of Whittlesford Bridge. To the south and west is residential along Station Road West and Duxford Rd. No 19 Station Road is a large detached property set in grounds adjacent to part of the western boundary of the site. The mainline London railway line borders the site to the east with a small industrial park to the south east of the site. There is a hedge marking the northern boundary of the site beyond which is open countryside extending towards Whittlesford. The site is one large arable field.
<b>Current or last use of the site</b>	Arable farming
<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 the Green Belt purposes and functions. Whittlesford Bridge is within the outer rural areas of the GB. The GB in Whittlesford Bridge prevents the coalescence of this settlement with the nearby settlement of Whittlesford to the north. The GB in Whittlesford Bridge 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 – entire site within safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is north of Whittlesford Bridge. To the south and west is residential. The mainline London railway line borders the site to the east with a small industrial park to the south east of the site. There is a hedge marking the northern boundary of the site beyond which is open countryside extending towards Whittlesford.</p> <p>The site is one large arable field, which 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 entire site is within a minerals safeguarding area for sand and gravel included 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 – The Chapel of the Hospital of St John the Baptist is a Grade II* listed building south east of the site (150m</li> </ul>

	<p>distance), Red Lion hotel is Grade II Listed (115m distance) to SE.</p> <ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Medieval and post medieval activity is recorded at the Red Lion to the south east. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – within the grounds of No 19 Station Road is a protected sycamore, which is to the south west 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>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 3.</li> <li>• Land contamination - Adjacent filled land, requires assessment, can be conditioned. Promoter mentions that the site is adjacent to a property close to the Railway Station that has been used as a scrap yard and is currently a vehicle-recycling centre.</li> <li>• Noise issues - The south east corner of site is bounded by industrial / commercial uses e.g. warehouse. Might be possible to coexist but possible off-site noise impacts or statutory nuisances so requires careful consideration prior to allocation? Hours of use and deliveries unknown. Noise not quantified so off site industrial noise mitigation may be required at source but no guarantee that they can be secured and viability and any detrimental economic impact on existing businesses should be considered prior to allocation? However existing residential already in close proximity so minor to medium risk and no objection in principle but would require further assessment.</li> <li>• Noise issues - The east of the site is also bounded by an operational mainline railway. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However it is likely that such a railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation. Possible noise barrier / earth berm</li> </ul>

	<p>and special foundation design may be required. Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle.</p> <ul style="list-style-type: none"> <li>Utility services (e.g. pylons) – Promoter mentions that a 48Kv electricity transmission line crosses the property.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>Whittlesford is listed amongst the chalkland villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. It is a linear village, which broadens out in parts to form a more complex street pattern. The village setting to the south is open in character with large arable fields. The village has well defined boundaries.</p> <p>The site is one of the large arable fields to the north of Whittlesford Bridge that creates the landscape setting for the village. It is part of the open countryside between the settlements of Whittlesford and Whittlesford Bridge. Views across the site from the east are flat and open with the mainline railway in the distance.</p> <p>To the south and west of the site are the linear residential roads in Whittlesford Bridge along Duxford Road and Station Road. These properties are mainly detached with large gardens that back onto the site. The topography of the land is flat so there are no views through to the site from the residential properties along the roads to the south and west, and the mature gardens with trees screen the views from the houses. No 19 Station Road is a large property set in larger grounds to the south west of the site. It has woodland within its grounds to the east. The property is located very close to the boundary of the site with clear views across the field.</p> <p>The industrial park to the east of the site has a number of large buildings within it. There is limited screening from the site by a hedgerow including some trees. The boundary with the railway line is open with limited trees along the edge leaving the site very exposed from this direction.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Whittlesford Bridge. Development of this large site is out of scale with the existing village and would create a large backland development in an exposed location, in an area with a strong linear character.</p>
<b>Can any issues be mitigated?</b>	<p>No. Significant townscape and landscape impacts. Development is of a very large scale out of proportion to the village, located in an exposed area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise</p>

<b>Infrastructure</b>	
<b>Highways</b>	Regarding sites in Duxford / Fowlmere / Sawston / Thriplow /

<p><b>access?</b></p>	<p>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> <p>The promoter mentions that there are three access points from the highway via two lanes (approx 15 feet wide) one of which is part of the property and the other a right of way through a neighbour's entrance.</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 Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Whittlesford has a mains gas supply.</li> <li>• Mains sewerage - There is sufficient capacity at the Sawston 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>
<p><b>Drainage measures?</b></p>	<p>No FRA provided.</p>
<p><b>School capacity?</b></p>	<p>Whittlesford has one primary school with a PAN of 28 and school capacity of 196, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 10 surplus primary places in Whittlesford taking account of planned development in Whittlesford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 250 dwellings could generate a need for early years places and a maximum of 88 primary school places and 63 secondary places.</p>

	<p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>Sawston medical practice (0.72 miles) –Lots of capacity. New premises in 2006. Shelford Medical practice (2.71 miles) – limited capacity. Extra space to be funded by Hauxton section 106.</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information:</p> <p>The land in question lies to the west of Whittlesford Station and former goods yard. It is bounded on two sides by existing housing and on a third by the railway line itself. It is about 1.5km from the centre of the village of Whittlesford and a similar distance from the larger village of Duxford.</p> <p>A major attraction for choosing this area for housing development is the close proximity of the railway station which has services to Cambridge and London and intermediate stations. In addition, along its western boundary, a frequent bus service (approx every 60 minutes) operates to Cambridge via Whittlesford and Sawston. The site is within walking and cycling distance of Duxford (1.5km), Hinxton (2.5k) and Whittlesford (1.5km). It has easy access to the A505 and M11 and fast links to international destinations via the rail service to Stansted Airport. A hotel with bar facilities lies close to the edge of the site, to the east of the railway station with an adjacent conference centre.</p> <p>The site is situated on well-drained land which is well above the flood plain of the nearby river Cam or Granta. With the current fringe of housing along the southern and western boundaries, it is likely that development of the area would have no significant visual impact on the landscape.</p> <p>The settlement of Whittlesford Bridge is within a few miles of several major centres of employment in the South Cambs region; namely: The Human Genome Campus at Hinxton, Science Parks at Abington and Babraham, and Hexcel at Duxford.</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>	<p>No</p>

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (6.05 ha. if unconstrained).
<b>Site capacity</b>	182 dwellings
<b>Density</b>	30 dph

#### Potential Suitability

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

<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	A number of individual owners
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed and promoter not aware of any interest in the site by developers.
<b>When would the site be available for development?</b>	The site is available immediately.

#### Achievability

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

<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>	Whittlesford Bridge
<b>Site name / address</b>	Highway Agency Depot, Station Road East
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Residential development with public open space
<b>Site area (hectares)</b>	2.28 ha.
<b>Site Number</b>	278
<b>Site description &amp; context</b>	<p>The site is on the eastern edge of Whittlesford Bridge to the north of Station Road East. There is open countryside to the north and east of the site. To the east is the River Granta. To the south is the car parking for Whittlesford Parkway railway station and beyond this the A505 and then open countryside. The western boundary is adjacent to a strip of grassy land that links from the road northwards to the open countryside. To the south west of the side is residential adjoining Station Road East and beyond this is an industrial complex with large industrial buildings adjoining the railway line. Car parking for this area is to the north west of the site, north of the houses.</p> <p>The site comprises of a number of large industrial buildings surrounded by open storage and is used as depots by Cambridgeshire County Council and the Highway Agency. There are two large buildings in the northern section of the site and a further large building in the south - eastern quarter of the site. There is a pumping station on in the southern part of the site near to the road.</p>
<b>Current or last use of the site</b>	Highway Depot
<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>	All relate to its use as a depot.
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	<p>The northern part 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 the Green Belt purposes and functions. Whittlesford Bridge is within the outer rural areas of the GB. The GB in Whittlesford Bridge prevents the coalescence of this settlement with the nearby settlement of Whittlesford to the north. The GB in Whittlesford Bridge 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 – Part of the eastern edge of the site is within Flood Zone 3.</li> <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 eastern edge of Whittlesford Bridge to the north of Station Road East. There is open countryside to the north and east of the site. To the south is the car parking for Whittlesford Parkway railway station and beyond this the A505 and then open countryside. To the south west of the side is residential and beyond this is an industrial complex. Car parking for this area is to the north west of the site.</p> <p>The site comprises of a number of large industrial buildings surrounded by open storage and is used as a depot.</p> <p>The entire site is within a minerals safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy. The northern part of 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> </ul>

	<ul style="list-style-type: none"> <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 – The Chapel of the Hospital of St John the Baptist is a Grade II* Listed Building to the south west of the site adjacent to the Red Lion hotel which is Grade II. (Distance some 40metres)</li> <li>• Non-statutory archaeological site - Medieval and post medieval activity is recorded at the Red Lion to the south- west. There is also evidence for prehistoric activity in the vicinity. 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 – 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 with southern corner Grade 3.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 3.</li> <li>• Land contamination - Highways depot, requires assessment, initial assessment to be submitted with application</li> <li>• Noise issues - The west of site is bounded by industrial / commercial uses e.g. warehouse and Lion Works and Depot. Might be possible to coexist but possible off-site noise impacts or statutory nuisances so requires careful consideration prior to allocation? Hours of use and deliveries unknown. Noise not quantified so off site industrial noise mitigation may be required at source but no guarantee that they can be secured and viability and any detrimental economic impact on existing businesses should be considered prior to allocation? However existing</li> </ul>

	<p>residential already in close proximity so medium risk and no objection in principle but would require further assessment.</p> <ul style="list-style-type: none"> <li>• Noise issues - The South of the site is close to the busy A505. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Whittlesford is listed amongst the chalkland villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. It is a linear village, which broadens out in parts to form a more complex street pattern. The village setting to the south is open in character with large arable fields. The village has well defined boundaries.</p> <p>The site is on the eastern edge of Whittlesford Bridge to the south of Whittlesford village. To the north and east of the site it adjoins with open countryside. There is a hedge forming the eastern boundary. This hedgerow is particularly well established with trees adjacent to those parts of the site that have buildings within in them – this forms a screen to views into the depot from the large arable fields that extend beyond this boundary. The River Granta is a field distance away from this eastern boundary.</p> <p>Along the northern and western boundary there is a hedgerow with no trees. To the west of the site is a strip of land (some 8metres wide) that separates the site from the adjoining residential properties. This strip links the road with the fields north of the site.</p> <p>The residential properties to the west have long mature gardens with trees within them. The houses are not orientated so that they look out over the site. To the west of them is further industrial / commercial uses with large industrial buildings that dominate the street scene and beyond this is the railway line. Development of the depot site for housing would have a positive impact of these houses since they would as a consequence only have one industrial neighbour.</p> <p>To the south of the site is the car park area used for Whittlesford Parkway railway station, which is sandwiched between the A505 and Station Road East. The car park has limited landscaping around it, which creates a harsh edge to this eastern side of Whittlesford Bridge. To the south west of the site on the opposite side of the road are two Listed Buildings – a chapel and the Red Lion hotel.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Whittlesford Bridge.</p>

	Redevelopment of this depot site would remove commercial buildings and areas of hardstanding, improving the townscape. However, to the east of the railway line there is very little residential development and this is a large site, which would have a negative impact on the character of this part of the village.
<b>Can any issues be mitigated?</b>	No. Historic environment, townscape and landscape impacts. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in 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 Station Road East would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water – The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Whittlesford has a mains gas supply.</li> <li>• Mains sewerage - There is sufficient capacity at the Sawston 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>	Whittlesford has one primary school with a PAN of 28 and school capacity of 196, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In

	<p>their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 10 surplus primary places in Whittlesford taking account of planned development in Whittlesford, and a deficit of 25 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 provision of new schools.</p>
<b>Health facilities capacity?</b>	Sawston medical practice (0.72 miles) –Lots of capacity. New premises in 2006. Shelford Medical practice (2.71 miles) – limited capacity. Extra space to be funded by Hauxton section 106.
<b>Any other issues?</b>	<p>The promoter has provided the following additional information:</p> <p>Opportunity provided by development of site is reuse of redundant brownfield land that will need some decontamination if the depots are relocated as envisaged.</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 (1.71 ha. if unconstrained).
<b>Site capacity</b>	51 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>	Cambridgeshire County Council Highway Agency
<b>Legal</b>	No known constraints

<b>constraints?</b>	
<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>• Need to relocate existing uses from site</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Not known
<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning 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>
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Site with no development potential.
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**South Cambridgeshire Local Development Framework  
Strategic Housing Land Availability Assessment (SHLAA)**

**Site Assessment Proforma**

<b>Location</b>	Whittlesford Bridge
<b>Site name / address</b>	Land adjacent to 83 Moorfield 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>	15 dwellings
<b>Site area (hectares)</b>	0.64 ha.
<b>Site Number</b>	285
<b>Site description &amp; context</b>	<p>The site is south of Whittlesford Bridge to the south of Royston Road. The site is open to the west to open countryside and to the south beyond the A505 is also farmland. To the north is residential with further residential to the east beyond Moorfield Road.</p> <p>The site consists of a rectangular grassed area surrounded by conifer trees on three sides and the fourth side, facing onto Moorfield Road, is fenced with conifers along side.</p>
<b>Current or last use of the site</b>	Open field
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LDF Objection site 139 (2006) – SSP Hearing.
<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</b>	No

<b>potential to make the site unsuitable for development?</b>	
<b>Tier 1 conclusion:</b>	<p>The site is south of Whittlesford Bridge. The site is open to the west to open countryside and to the south beyond the A505 is also farmland. To the north is residential with further residential to the east beyond Moorfield Road.</p> <p>The site consists of a rectangular grassed area surrounded by conifer trees on three sides and the fourth site, facing onto Moorfield Road, is fenced.</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 - Archaeological investigations to the south have revealed evidence for a Roman settlement and field systems. 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 – 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>Ground Water Source Protection Zone 3.</li> <li>Noise issues - The south of the site bounds the busy A505 and the M11 lies to the west. There are high levels of ambient / diffuse traffic noise in the area. 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. The site is likely to</li> </ul>

	<p>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 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>Whittlesford is listed amongst the chalkland villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. It is a linear village, which broadens out in parts to form a more complex street pattern. The village has well defined boundaries.</p> <p>The site is south of Royston Road, which is a linear residential road in Whittlesford Bridge. The houses have long gardens backing onto the site with trees providing a screen to views into the site and the A505 beyond. The land to the rear of 25 Royston Road extends to the road and has many trees within it. This is to the western edge of the site providing a wooded area with open countryside beyond. This wooded area screens views of the site from the west along the A505.</p> <p>To the south of the site is the A505 and beyond is open countryside. This boundary with the A505 is marked by a row of conifers which screen all views into and out from the site.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Whittlesford Bridge. Development of this backland site would not relate well to the linear character of this part of the village. This is a very exposed site with long views, particularly over the A505 to the south.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant townscape and landscape impacts of a very exposed site, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise which is likely to require high levels of mitigation.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5,739 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>

	<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>The Highway Authority would resist any access onto the A505 at this location.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant network impact.</li> <li>• Mains water – The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Whittlesford has a mains gas supply.</li> <li>• Mains sewerage - There is sufficient capacity at the Sawston 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>Whittlesford has one primary school with a PAN of 28 and school capacity of 196, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 10 surplus primary places in Whittlesford taking account of planned development in Whittlesford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a small 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 provision of new schools.</p>
<b>Health facilities capacity?</b>	Sawston medical practice (0.72 miles ) –Lots of capacity. New premises in 2006. Shelford Medical practice (2.71 miles) – limited capacity. Extra space to be funded by Hauxton section 106.
<b>Any other</b>	The promoter has provided the following additional information:

<b>issues?</b>	<p>A range of 2-3 bed roomed open market and affordable houses meeting the needs of Whittlesford and Duxford.</p> <p>A similar site to the East of this site on the same side of the A505 was included in the previous development plan and housing has now been delivered.</p> <p>The proposed site is effectively a dead space, as it cannot be used for rural activities as it is bounded by roads to the South and East and houses to the North and West. Inclusion of this site into the development framework makes best use of the land available whilst minimising the further loss of greenbelt and serviceable rural land.</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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**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.43 ha. if unconstrained).
<b>Site capacity</b>	13 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>	Individual landowner
<b>Legal constraints?</b>	No
<b>Is there market interest in the</b>	The site has not been marketed.

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

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