

**South Cambridgeshire Strategic Housing Land Availability  
Assessment (SHLAA) Report  
August 2013**

**Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites**

**Index of Cambourne Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 239	Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1198 (Swansley Wood)	2,250 dwellings	240
Site 239A (Council's variation of site 239 together with site 303)	Land west of Lower Cambourne including land at the Cambourne Business Park.	1,200 dwellings	249

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	August 2013
<b>Location</b>	Cambourne
<b>Site name / address</b>	Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1198 (Swansley Wood)
<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>	Linked fourth village extension to the west of Cambourne for 2,250 dwellings planned around the new secondary school being promoted by Cambridgeshire County Council, with employment, local centre, health and community uses, and public open space.
<b>Site area (hectares)</b>	150.88
<b>Site Number</b>	239
<b>Site description &amp; context</b>	<p>The site lies to the west of Lower Cambourne and the Cambourne Business Park and adjoins the A1198 to the west and south, with open countryside beyond. The site adjoins the A428, two existing dwellings, a small-scale employment site, and a former restaurant site to the north, with open countryside beyond.</p> <p>The site consists of a large area of open countryside surrounding Swansley Wood Farm, which is now a small-scale employment site.</p> <p>Hedges and ditches provide boundaries to the individual fields within the site. The western boundary includes sections of mature woodland that screen the site from the A1198. A belt of trees runs along the western section of the northern boundary that screens the site from the A428 and additional trees have been planted further along the northern boundary as part of the A428 improvements. These will provide some screening of the site in the future once the trees have matured.</p> <p>Additional trees have been planted on bunds along the southern boundary of the site as part of the A1198 (Caxton Bypass) works. The bunds already form some screening of the existing settlement of</p>

	Lower Cambourne. The screening will be improved once the trees have matured.
<b>Current or last use of the site</b>	The site is currently in agricultural use as 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>	<p>The site was proposed as a “fourth village” for Cambourne through the Local Development Framework (Objection Site 7, June 2007) and was considered at the Site Specific Policies DPD examination as part of Main Matter 3. The site was considered again through the Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 13). The Council rejected the site for a number of reasons including:</p> <ul style="list-style-type: none"> <li>• expansion in this location would be particularly visible in long distance views from the west and south;</li> <li>• development in this area would bring Cambourne closer to Caxton and Papworth Everard;</li> <li>• a strategic scale of development such as this is not in accordance with the original masterplan and the development of Cambourne is too far advanced to fundamentally change the masterplan to create a sustainable small town development; and</li> <li>• development of this site would have a significant impact on the landscape of the area and the rural setting of Cambourne.</li> </ul> <p>The Section 77 Inquiry in 1992 considered 8 concurrent applications for a new settlement in various locations in the A45 (now the A428) corridor. This site formed part of a larger site, which the Inspector categorised as having strong objections to its development. The Inspector concluded that due to its integral role within the panorama of rolling countryside seen to the south from the high ridge of the A45, the site should be protected from inappropriate development. The Secretary of State supported the Inspector’s recommendation and concluded that “the setting of the site on the high ridge along the A45 in the vicinity of Caxton Gibbet and the impact on the wide and open landscape of considerable character represent a strong objection to the development proposal”.</p> <p>S/1898/11 (erection of a secondary school with associated access, sports facilities, landscaping, car and cycle parking and other associated infrastructure) – Cambridgeshire County Council’s</p>

	planning committee approved the planning application in January 2012 subject to a number of conditions.
<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>Scheduled Monument – two scheduled monuments for moated sites are located at least 590 metres west of the site.</li> </ul>
<b>Tier 1 conclusion:</b>	The site is located on the western edge of Cambourne and consists of a large area of open countryside, in agricultural use, surrounding Swansley Wood Farm. The site adjoins the A1198 and A428 to the west and north with open countryside beyond, and is adjacent to Cambourne Business Park. Two scheduled monuments are located to the west of the site.
<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 – known sites in the area include the medieval moat at Swansley Wood. The site is also located adjacent to the route of the Roman road Ermine Street and aerial photographs have revealed the location of areas of probable late prehistoric and Roman settlement in the area. Archaeological investigations undertaken in connection with the existing Cambourne development have identified an extensively settled and developed landscape from the Iron Age. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Public Rights of Way – the site includes a public footpath from the A1198 to Swansley Wood Farm and also a section of the public footpath that links Caxton to Elsworth and Knapwell, which crosses the site and continues along the eastern boundary. There is also a bridleway that runs from the eastern edge of the site</li> </ul>

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

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

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

	<p>current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>The Highways Authority would not permit any accesses onto the A428 or Caxton Gibbet roundabout, and the roundabout to the south of the site on the A1198 would need to be modified. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site. A full Transport Assessment will be required.</p> <p>The promoter has indicated that vehicular access to the site would be from the A1198 both along the western and southern boundary of the site, and from Sheepfold Lane (the proposed access for the secondary school). An additional access for buses and cyclists is proposed via the Cambourne Business Park.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity – development of this site is likely to require a significant amount of new electricity network. Cambourne is supplied from Bourn substation, which was upgraded to accommodate the development of Cambourne. The capacity of the substation was recently increased to maintain security of supply over the wider area, and therefore there is capacity available in the area but it would require a new 11,000 volt network from the Bourn substation to the development area.</li> <li>• Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Cambourne is already served by gas (although it is not provided by National Grid) and significant system reinforcement is likely to be necessary to accommodate the development of this site.</li> <li>• Mains sewerage – significant infrastructure upgrades will be required to accommodate this proposal. An assessment will be required to determine the full impact of this site. The Environment Agency has expressed serious concerns relating to the issue of foul water drainage from the development of this site and the surrounding area. Work is ongoing with SCDC, the Environment Agency and Anglian Water to address the issues associated with the strategic provision of foul water infrastructure in this area. Whilst a solution to facilitate the Northstowe development is being worked on, the capacity for the Utton's Drove Waste Water Treatment Works to accommodate additional flows of foul water is severely limited. The facilitation of this proposal may therefore require an alternative foul water drainage solution to be found.</li> </ul>

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

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b> Updated August 2013	To be determined through Masterplanning. Note that the reference to a developable area of 56.25 ha in previous SHLAA proformas was the result of the application to the SHLAA site boundary of a gross to net residential site formula used for the majority of SHLAA sites. However as set out in the SHLAA report, for sites over 100 ha we would follow the dwelling capacity figures proposed in the Call for Sites questionnaires. A developable area figure should not have been included.
<b>Site capacity</b> Updated August 2013	2,250
<b>Density</b>	30 dph

#### Potential Suitability

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

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

#### Achievability

<b>Phasing and delivery of the development</b>	<p>The promoter has indicated that:</p> <ul style="list-style-type: none"> <li>• The first dwellings could be completed on site in 2011-16.</li> <li>• Phasing – 500 dwellings could be provided in 2011-16, a further 1,200 dwellings could be provided in 2016-21, and the final 550 dwellings could be provided in 2021-26.</li> </ul>
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<p><b>Are there any market factors that would significantly affect deliverability?</b></p>	<p>The promoter has reported that:</p> <ul style="list-style-type: none"> <li>• the delivery and sales of dwellings at Cambourne continue to buck the local trend as confidence in the future of the settlement grows;</li> <li>• the arrival of a new secondary school will ensure sufficient market demand to make a viable early start West of Cambourne for at least 100 units per year in conjunction with other existing development areas in the remainder of Cambourne;</li> <li>• the delivery of the West Cambourne site does not need to be phased or delayed as the settlement already has the capacity for multiple starts;</li> <li>• the market capacity will improve further once the new secondary school has been opened.</li> </ul>
<p><b>Are there any cost factors that would significantly affect deliverability?</b></p>	<p>The promoter has indicated that there are no cost factors that could affect the delivery of the site.</p>
<p><b>Could issues identified be overcome?</b></p>	<p>No issues identified.</p>
<p><b>Economic viability?</b></p>	<p>For strategic scale sites (new settlements and large urban extensions) much depends upon the extent, cost and phasing of the infrastructure to be funded by the development, the amount of housing that can actually be accommodated on site, and the timing of its provision in relation to that of the accompanying infrastructure. Such variables are currently unknown or unclear and so the viability of such sites cannot be appraised at this time.</p>

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

<p><b>Status of Site in Proposed Submission Local Plan 2013</b></p>
<p>Part of site allocated for residential development together with land to the east within the business park (Policy SS/8); Inside proposed Development Framework. See separate proforma for the allocated site (site 239a).</p>

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

<b>Proforma Created</b>	August 2013
<b>Proforma Last Updated</b>	August 2013 (draws on existing proformas for sites 239 and 303 and incorporating more recent information that informed the allocation of the site in the Proposed Submission Local Plan, including information from the Sustainability Appraisal and audit trail.
<b>Location</b>	Cambourne
<b>Site name / address</b>	Land west of Lower Cambourne including land at the Cambourne Business Park.
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of proposal</b>	Linked fourth village extension to the west of Cambourne for 1,200 dwellings planned around the new secondary school, with employment, local centre, community services and facilities, and public open space.
<b>Site area (hectares)</b>	92 hectares
<b>Site Number</b>	239a - Council's variation of site 239 together with site 303
<b>Site description &amp; context</b>	<p>The site lies to the west of Lower Cambourne including undeveloped land at the Cambourne Business Park to the south of the access road. It adjoins the A428 to the north east and the A1198 to the south and west to a point just north of the roundabout on the A1198 north of Caxton.</p> <p>The site consists of a large area of open countryside extending as far west as Swansley Wood Farm, which is now a small-scale employment site.</p> <p>Hedges and ditches provide boundaries to the individual fields within the site. The A428 and the A1198 are bounded by woodland areas and mature hedgerows which partly screen the site from view from nearby roads. Additional trees have been planted on bunds along the southern boundary of the site as part of the A1198 (Caxton Bypass) works. The bunds already form some screening of the existing settlement of Lower Cambourne. The screening will be improved once the trees have matured. The existing boundary with</p>

	<p>Cambourne consists of a woodland belt which is rapidly maturing. The one exception is the new Cambourne Village College which juts into the site to the west of Lower Cambourne and which is a large bulky building highly visible from a number of viewpoints.</p>
<b>Current or last use of the site</b>	<p>The majority of the site is currently in agricultural use as arable land. The remainder is undeveloped land at the Cambourne Business Park.</p>
<b>Is the site Previously Developed Land?</b>	<p>No.</p>
<b>Allocated for a non-residential use in the current development plan?</b>	<p>The Cambourne Business Park is an Established Employment Area in the Countryside (Policy ET/3, 2b).</p>
<b>Planning history</b>	<p>The site was proposed as a “fourth village” for Cambourne through the Local Development Framework (Objection Site 7, June 2007) and was considered at the Site Specific Policies DPD examination as part of Main Matter 3. The site was considered again through the Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 13). The Council rejected the site for a number of reasons including:</p> <ul style="list-style-type: none"> <li>• expansion in this location would be particularly visible in long distance views from the west and south;</li> <li>• development in this area would bring Cambourne closer to Caxton and Papworth Everard;</li> <li>• a strategic scale of development such as this is not in accordance with the original masterplan and the development of Cambourne is too far advanced to fundamentally change the masterplan to create a sustainable small town development; and</li> <li>• development of this site would have a significant impact on the landscape of the area and the rural setting of Cambourne.</li> </ul> <p>The Section 77 Inquiry in 1992 considered 8 concurrent applications for a new settlement in various locations in the A45 (now the A428) corridor. This site formed part of a larger site, which the Inspector categorised as having strong objections to its development. The Inspector concluded that due to its integral role within the panorama of rolling countryside seen to the south from the high ridge of the A45, the site should be protected from inappropriate development. The Secretary of State supported the Inspector’s recommendation and concluded that “the setting of the site on the high ridge along the A45 in the vicinity of Caxton Gibbet and the impact on the wide and open landscape of considerable character represent a strong objection to the development proposal”.</p> <p>S/1898/11 (erection of a secondary school with associated access,</p>

	sports facilities, landscaping, car and cycle parking and other associated infrastructure) – Cambridgeshire County Council's planning committee approved the planning application in January 2012 subject to a number of conditions.
<b>Source of site</b>	<p>Council's variation that links together two adjoining sites proposed through the call for sites and the Issues and Options Consultation 2012:</p> <ul style="list-style-type: none"> <li>• The farmland area forms part of a larger area suggested through the Call for Sites (site 239).</li> <li>• Land at the Business Park was suggested through the Issues and Options Consultation 2012 (site 303).</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>• Scheduled Monument – two scheduled monuments for moated sites are located at least 850 metres west of the site.</li> </ul>
<b>Tier 1 conclusion:</b>	The land is not subject to strategic considerations which would affect consideration of the site. The Local Plan can require the provision of an equivalent area of employment land to that lost on the Business Park.
<b>Does the site warrant further assessment?</b>	Yes.

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site – known sites in the area include the medieval moat at Swansley Wood. The site is also located adjacent to the route of the Roman road Ermine Street and aerial photographs have revealed the location of areas of probable late prehistoric and Roman settlement in the area. Archaeological investigations undertaken in connection with the existing Cambourne development have identified an extensively settled and developed landscape from the Iron Age. Further information would be necessary in advance of any planning application for this site.</li> </ul>

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

	<p>northern, western and southern boundaries from the A428 and the A1198, and the site provides a rural setting surrounding the new village of Cambourne and the Cambourne Business Park. A landscape buffer of trees and hedgerows screens the western edge of the existing village of Lower Cambourne and the Cambourne Business Park. The site is also part of long distant views across the countryside. Any development on the site would therefore be visible in many long distant views, would reduce some of the long countryside views into shorter ones, and would bring the development at Cambourne slightly closer to nearby villages. The present development at Cambourne is visible in some views as long, low rooflines on the higher ground.</p> <p>To maintain local landscape character no residential development is proposed to the north, north-west, or west of Swansley Wood Farm. A limited extension of the Cambourne Business Park to the west could be acceptable to the north-east of the Secondary School with larger units restricted to the southern and eastern boundaries.</p> <p>New landscaping associated with development of this site could continue to deliver a rural setting for Cambourne. It would be possible to develop this site without significant harm to landscape character, and also retain significant areas of open space within and on the edge of the development. A strong landscape perimeter, designed greenways and connections to the existing landscape in Cambourne could improve the setting of Cambourne as a whole.</p> <p>The Business Park part of the site is within the existing development of Cambourne and is identified as land for employment uses; therefore development of this site would not have an adverse impact on the landscape.</p> <p>Development of this site would need to have regard to the surrounding townscape that consists of residential properties and commercial buildings.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>Identified issues in respect of noise, impacts on biodiversity and landscape, and the disposal of surface water can be mitigated through careful design.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this</p>

	<p>total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>The Highways Authority would not permit any accesses onto the A428 or Caxton Gibbet roundabout, and the roundabout to the south of the site on the A1198 would need to be modified. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site. A full Transport Assessment will be required.</p> <p>The County Council consolidated and confirmed its approach towards development on the St Neots and Cambourne to Cambridge Transport Corridor in its Draft Transport Strategy 2013 which provides for a development at Cambourne West and Bourn Airfield and which models the transport impacts of development proposals. The measures include: an outer Park and Ride site, extensive bus priority and bus infrastructure improvements including on the A428 and A1303 and extending as far as Queens Road in Cambridge, and within and between the new developments, bus priority measures at the A428/A1198 roundabout, cycling infrastructure including links to Cambridge and measures to mitigate traffic impacts on local villages. The transport modelling work concludes that development locations should maximise sustainable travel alternatives to the car, particularly by providing high quality public transport. New Settlement locations are better suited to delivering the necessary infrastructure to encourage travel by non-car modes than dispersed village options.</p> <p>There are three locations from which vehicular access to the site can be taken: from the A1198 Caxton bypass, from Sheepfold Lane (the access for the secondary school) and via the Cambourne Business Park.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity – development of this site is likely to require a significant amount of new electricity network. Cambourne is supplied from Bourn substation, which was upgraded to accommodate the development of Cambourne. The capacity of the substation was recently increased to maintain security of</li> </ul>

	<p>supply over the wider area, and therefore there is capacity available in the area but it would require a new 11,000 volt network from the Bourn substation to the development area.</p> <ul style="list-style-type: none"> <li>• Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Cambourne is already served by gas (although it is not provided by National Grid) and significant system reinforcement is likely to be necessary to accommodate the development of this site.</li> <li>• Mains sewerage – significant infrastructure upgrades will be required to accommodate this proposal. An assessment will be required to determine the full impact of this site. The Environment Agency has expressed serious concerns relating to the issue of foul water drainage from the development of this site and the surrounding area. Work is ongoing with SCDC, the Environment Agency and Anglian Water to address the issues associated with the strategic provision of foul water infrastructure in this area. Whilst a solution to facilitate the Northstowe development is being worked on, the capacity for the Utton’s Drove Waste Water Treatment Works to accommodate additional flows of foul water is severely limited. The facilitation of this proposal may therefore require an alternative foul water drainage solution to be found. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton’s Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.</li> </ul>
<b>Drainage measures?</b>	No Flood Risk Assessment submitted. Measures to minimise flood risk downstream will be required that limit the discharge of water from the site to existing greenfield rates or lower.
<b>School capacity?</b>	<p>County Council Education officer’s have commented that:  The primary schools in Cambourne are operating at capacity, with plans being developed to provide the 2<sup>nd</sup> Hardwick campus in permanent accommodation. However, a development of this size would need to provide dedicated primary school provision. It is likely that at a new primary school would be needed, sites and capital for which should be secured through a detailed S106 agreement. This would almost certainly need to be available from the outset of development to allow sufficient additional capacity to be secured.</p> <p>Cambourne VC is due to open in September 2013 as a 5FE school.</p>

	It has been designed to enable it to be expanded as the larger primary school cohorts reach secondary age and could expand, on its current site up to 10FE. The additional capacity afforded from the large secondary school site provides the potential for Cambourne VC to be expanded to accommodate the additional demand arising from a development of this scale. This would require funding, but no additional site would be required.
<b>Health facilities capacity?</b>	Monkfield Medical Practice – an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.
<b>Any other issues?</b>	N/A
<b>Can issues be mitigated?</b>	Yes

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

<b>Capacity</b>	
<b>Developable area</b>	36.8 ha could potentially be available for residential development based upon the application of the gross site area to net residential site area formula included in the SHLAA (40% of the gross site area of 92 ha).
<b>Site capacity</b>	1,200 dwellings.
<b>Density</b>	An average of 33 dph. Densities will vary across the site with higher densities in the site centre and lower densities around the site edge. This figure is slightly higher than in Lower Cambourne but slightly lower than recent and planned net residential site densities in Upper Cambourne, which is the most recently completed Cambourne village.

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No.

<b>Site ownership status?</b>	The majority of the land is owned by trustees, however two housebuilders have control of the land through long term option agreements and heads of terms. The Business Park land is partly owned by Development Securities Plc but also including additional owners..
<b>Legal constraints?</b>	There are no known legal constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed, however the majority is covered by option agreements for housebuilders involved in the existing Cambourne Consortium.
<b>When would the site be available for development?</b>	The promoters of both parts of the site have indicated that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	Based on experience of development of the rest of Cambourne and phasing of the remainder of the development with planning permission, the Council considers that completions could start in 2016/17 and complete in 2025/26 at an average of 120 dwellings per year.
<b>Are there any market factors that would significantly affect deliverability?</b>	The promoter of the majority of the site has reported that: <ul style="list-style-type: none"> <li>• the delivery and sales of dwellings at Cambourne continue to buck the local trend as confidence in the future of the settlement grows;</li> <li>• the arrival of a new secondary school will ensure sufficient market demand to make a viable early start West of Cambourne for at least 100 units per year in conjunction with other existing development areas in the remainder of Cambourne;</li> <li>• the delivery of the West Cambourne site does not need to be phased or delayed as the settlement already has the capacity for multiple starts;</li> <li>• the market capacity will improve further once the new secondary school has been opened.</li> </ul>
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
<b>Could issues identified be overcome?</b>	No issues identified.

<b>Economic viability?</b>	For strategic scale sites (new settlements and large urban extensions) much depends upon the extent, cost and phasing of the infrastructure to be funded by the development, the amount of housing that can actually be accommodated on site, and the timing of its provision in relation to that of the accompanying infrastructure. The development will form part of Cambourne which has successfully been delivered over the last 15 years through different phases of the economic cycle.
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<b>Site Assessment Conclusion</b>
Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Allocated for residential development (Policy SS/8); Inside proposed Development Framework.