

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

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

**Index of Great Shelford & Stapleford Site Assessment
Proforma**

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Site 005	Land off Cambridge Road, Great Shelford	89 dwellings	378
Site 031	The Railway Tavern, Station Road, Great Shelford	13 dwellings	386
Site 033	Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)	52 dwellings	392
Site 041	Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)	254 dwellings	400
Site 139	Land east of Bar Lane and South of Gog Magog Way, Stapleford	63 dwellings	407
Site 140	Land east of Bar Lane and South of Gog Magog Way, Stapleford	15 dwellings	416
Site 141	Land east of Bar Lane and South of Gog Magog Way, Stapleford	47 dwellings	424
Site 145	Land at Granhams Farm, Great Shelford	263 dwellings	432
Site 146	Land at Hinton Way, Great Shelford	182 dwellings	441
Site 149	Land at Marfleet Close, Great Shelford	17 dwellings	448
Site 186	Granta Terrace, Stapleford	33 dwellings	455
Site 187	29 - 35 and 32 London Road, Great Shelford	11 dwellings	463
Site 188	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford	49 dwellings	469
Site 205	Land north-west of 11 Cambridge Road, Great Shelford	29 dwellings	476
Site 207	Land east of Hinton Way, north of Mingle Lane, Great Shelford	151 dwellings	483
Site 208	Land to the north of Gog Magog Way, Stapleford	7 dwellings	490
Site 212	Land east of Hinton Way, Great Shelford	53 dwellings	498
Site 253	Land at Gog Magog Way / Haverhill Road, Stapleford	11 dwellings	505
Site 262	Land at Hinton Way, Stapleford	33 dwellings	512

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

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Great Shelford & Stapleford
Site name / address	Land off Cambridge Road, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	150 dwellings
Site area (hectares)	3.96 ha
Site Number	005
Site description & context	<p>The site is located on the north-western edge of Great Shelford and lies to the rear of the existing dwellings along Cambridge Road. The site is enclosed by existing residential development to the north, south and east, and by allotments and the Shelford Rugby Club to the west.</p> <p>The site is a grassed field that is dissected by a concrete access road to the Shelford Rugby Club.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The site was proposed for 150 dwellings including affordable housing through the Local Development Framework (Objection Site 52, June 2006) and was considered at the Site Specific Policies DPD examination as part of Main Matter 7. The site was considered again through the Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 27). The Council rejected the site for a number of reasons including:</p> <ul style="list-style-type: none"> • development of the site would create an unacceptable

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	<p>extension into the open countryside and would be out of keeping with the existing pattern of development along Cambridge Road; and</p> <ul style="list-style-type: none"> there are no exceptional circumstances for altering the Green Belt boundary around Great Shelford – the conclusion of the Inspector examining the Cambridge Southern Fringe Area Action Plan. <p>The Inspector examining the Local Plan 2004 concluded that there were no exceptional circumstances warranting the removal of this site from the Green Belt.</p> <p>The Inspector examining the Local Plan 2003 concluded that the site was beyond the existing built up area of the village and that the present agricultural use of the land was appropriate in the Green Belt, and therefore that there was no justification for allocating this land.</p> <p>S/2104/06 (76 affordable units) – the planning application was dismissed on appeal in April 2008. The Inspector concluded that the scale and size of the proposed development would significantly reduce the openness of the Green Belt, would result in further encroachment into the countryside, and would create greater consolidation of development in depth between Great Shelford and Trumpington.</p> <p>C/1749/73 and C/1763/73 (erection of 145 dwellings) – both planning applications were dismissed on appeal in May 1975. The Inspector concluded that although the site is already surrounded on three sides by housing and therefore might appear to be suitable for residential development, further development in depth in this location would be a step towards the coalescence of Trumpington and Great Shelford. The Inspector also concluded that the site, together with the adjoining playing fields, contributes materially to the open appearance of the surrounding countryside and development would result in the unacceptable loss of part of the then proposed Green Belt.</p>
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt, except for the access between the existing properties off Cambridge Road.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p>

	<ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would increase the depth of the coalescence between Trumpington and Great Shelford, change the linear character of this area of village, and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	<p>The site is a rectangular grassed field located on the north-western edge of Great Shelford, dissected by the access road to the Shelford Rugby Club. The site is enclosed by existing residential development, allotments and the Shelford Rugby Club. No strategic considerations have been identified that would prevent the site from being developed, however the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – crop marks to the north and south of the site indicate the location of extensive settlement and agriculture of late prehistoric and Roman date. Further archaeological information would be necessary in advance of any planning application for this site.
Environmental and wildlife	<ul style="list-style-type: none"> • Tree Preservation Orders – there are trees with Tree Preservation Orders in the private residential gardens along the

<p>designations and considerations?</p>	<p>boundaries of the site, which will not be directly affected by development of this site.</p> <ul style="list-style-type: none"> • Biodiversity features – the greatest impact would be as a result of loss of grassland habitat affecting foraging areas for birds and invertebrates, although the value for bats may be limited due to light pollution from the adjacent rugby club. However, there are opportunities for habitat enhancement through the planting of small copses and extending hedgerows into the site. • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the site will be adjacent to Shelford Rugby Club, which includes a social club as well as sports pitches. The distance separation between sports / recreational and residential uses is unlikely to be in accordance with the Open Space SPD and there are possible issues with noise from training and competitive matches and artificial lighting. The social club holds entertainment type events such as music / disco and has resulted in noise complaints. Recreational and any entertainment noise would need assessment and insulation works to the social club may be required by s106 obligations or similar. The existing floodlighting of the sports pitches may require consideration. The site should not be allocated until these issues and potential mitigation options have been considered. • Topography issues – the site is generally flat with a gentle slope towards the north-east.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. Development along Cambridge Road is characterised by its strong linear nature, with more recent infill behind, and transitional areas of enclosed fields and paddocks that soften the village edge. Beyond this is large-scale and expansive farmland.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Cambridge Road is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, in particular the glimpses of the countryside from within the village.</p> <p>Development of this site would have some adverse impact on the</p>

	townscape and landscape of this area, as it would change the linear character of this area of village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.
Can any issues be mitigated?	In part – it should be possible to partly mitigate noise issues and impacts on townscape and landscape through careful design.

Infrastructure <i>(ie. and potential to mitigate)</i>	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The Highway Authority has concerns in relation to the provision of a suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>The promoter has advised that the existing access to the site would be upgraded as part of any development proposal, and that there is sufficient space within the same ownership and the highway to provide a suitable access.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a

	pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity? (update August 2013)	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 150 dwellings could generate a need for early years places, a maximum of 53 primary school places and 38 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p> <p>Update: County Council education officers have advised that: There is currently in-catchment demand for places at the school. The primary school site is very constrained and would offer no opportunity for expansion to meet the demand from this development. There is currently capacity at Sawston VC which would help mitigate the impact of some development within its catchment area. However, increased demographic pressure towards the end of the decade will mean that some addition capacity may be required, depending on the impact of development allocations and demographic changes within the catchment. There is likely to be capacity to work with the school to explore approaches for increasing capacity at the village college to mitigate the impact of these developments. This would need to be considered as part of wider local development policies and requirements. CIL funding would be required to support any capital scheme.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.

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

Capacity	
Developable area	2.97 ha
Site capacity (updated July 2013)	89 dwellings
Density (updated July 2013)	30 dph
Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by Great Shelford Ten Acres Ltd.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter considers that the first dwellings could be completed on site in 2011-16. Phasing – the promoter has indicated that 100 dwellings could be provided in 2011-16 and a further 50 dwellings could be provided in 2016-21.

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

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

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Great Shelford & Stapleford
Site name / address	The Railway Tavern, Station Road, Great Shelford
Category of site:	A development within the existing village development framework boundary.
Description of promoter's proposal	13 dwellings (note: site does not meet the size threshold, however sites are allocated for residential development of 10 or more dwellings, a requirement that the promoter's proposal meets, and the capacity will be tested through the assessment)
Site area (hectares)	0.12 ha
Site Number	031
Site description & context	<p>The site is located in the centre of Great Shelford. The site is triangular and is enclosed by existing commercial / industrial units to the south, the railway line to the east with existing residential development beyond, and by residential development along Station Road to the west.</p> <p>The site is occupied by a vacant public house with small garden behind and car park, and is largely screened from the railway line by trees and hedges. The public house closed in September 2009.</p>
Current or last use of the site	The site is occupied by a vacant public house and car park.
Is the site Previously Developed Land?	Yes.
Allocated for a non-residential use in the current development plan?	No.
Planning history	S/0133/11 (13 flats following demolition of existing public house) – the planning application was allowed on appeal in October 2011 as the Inspector concluded that although there would be a significant change in the open aspect of the car park, the siting, scale, massing and design of the development would be in keeping with the varied character and appearance of the area. The Inspector also concluded

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	that the living conditions of the occupiers of the neighbouring dwellings would not be unduly affected with regard to loss of outlook or loss of privacy.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	This is a triangular shaped site occupied by a vacant public house and car park, located in the centre of Great Shelford. The site already has planning permission for 13 flats following the demolition of the existing public house. No strategic considerations have been identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Conservation Area – the site is not within the Conservation Area, however it is 30 metres from its boundary. Development of the site is likely to have an adverse effect on the setting of the Conservation Area due to its prominent position on the approach to the Conservation Area, loss of openness and potential contrast to the set-back position and form of existing buildings. 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.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - there are not believed to be any significant impacts upon biodiversity resulting from development of this site, however the grassland adjacent to the railway line may be of value to reptiles.

<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – this site has previously been subject to a preliminary contamination assessment and would require further site investigation. This could be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the north and east of the site is bounded by an operational railway line. 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 railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation through a 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 on façade facing railway, acoustically treated mechanical ventilation, no open amenity spaces such as balconies / gardens). Possible noise barrier / earth berm and special foundation design may be required. Noise likely to influence the design / layout and number / density of residential premises. There are numerous offices to the west with ventilation plant and equipment in close proximity. Might be possible to coexist but possible offsite noise impacts or statutory nuisances from plant noise. Noise has not been quantified so offsite mitigation may be required and no guarantee this can be secured. Overall in terms of adverse noise impact – medium risk but should be considered / assessed before allocating. • Topography issues – the site is generally level but on slightly higher ground than the existing residential properties on the other side of the road.
<p>Townscape and landscape impact?</p>	<p>The site is enclosed by existing built development; therefore there are no landscape considerations.</p> <p>Development of this site would not have any adverse impact on the townscape of this area.</p>
<p>Can any issues be mitigated?</p>	<p>Yes – it should be possible to mitigate noise issues and impact on the setting of the Conservation Area through careful design.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is</p>

	<p>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 Station Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 13 dwellings could generate a need for early years places, a maximum of 5 primary school places and 3 secondary school places.</p>

	After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Sawston Village College and/or the provision of a new school.
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	0.12 ha, based on planning permission granted in October 2011.
Site capacity	13 dwellings, based on planning permission granted in October 2011.
Density	108 dph, based on planning permission granted in October 2011.

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by Manhattan Corporation Ltd.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed, however the landowner is a developer and there is also interest from local housing associations.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has not indicated whether there are any market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has not indicated whether there are any cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
The site has planning permission for 13 dwellings.

Status of Site in Proposed Submission Local Plan 2013
Inside Development Framework.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	76 dwellings
Site area (hectares)	1.91 ha
Site Number	Site 033
Site description & context	<p>The site is located in Stapleford. It is to the south of Greenhedge Farm and is bounded to the west by Bar Road and to the east by Haverhill Road. Stapleford Community Primary School is located on Bar Road immediately west of the site. To the south of the site there is housing with gardens.</p> <p>The site comprises mostly of allotments The north-east corner of the site is grassland rather than allotments and there is a pond/earthworks located here.</p> <p>A track bisects the site providing access to the allotments from both road boundaries.</p> <p>The site is to the south of three other registered sites within Stapleford (Sites 139, 140 and 141).</p>
Current or last use of the site	Allotments
Is the site Previously Developed Land?	No

Allocated for a non-residential use in the current development plan?	No allocation in the current development plan.
Planning history	1971- Outline planning permission was refused for residential development of the site (C/70/781). A reason for refusal was that the site is allocated for non-statutory allotments in the Town Map and the proposed development would prejudice the use of this area for these purposes.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the 'Outer Rural Areas of the Green Belt' as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>The site is within an area, which is enclosed on three sides by the built form of Stapleford. It is not located such that it would perform the function of physically separating villages within the Green Belt. However development of the site would have an impact on the scale and character of Stapleford as a Green Belt village. The site also has a rural character as it is not developed but used for allotments.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No

<p>Tier 1 conclusion:</p>	<p>The site is used primarily for allotments. It is located on the eastern side of Stapleford to the south of Greenhedges Farm.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Listed buildings – 57 Bar Lane (Stapleford Hall) is a grade II listed building to the north of the site (185metres distance); 5 and 7 Bar Lane are two grade II listed buildings to the south of the site (115metres distance). Some adverse effect on setting of Listed Buildings in Bar Lane due to loss of openness and functional rural setting • Non-statutory archaeological site – The site is located in the historic village core with a medieval moat known to the west and possible trackways to the north. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – Within the northern boundary hedgerow are a group of trees, which have a TPO on them. They consist of 2 ash and 1 field maple. Since they are on the edge of the site they could be protected if the site were to be developed. • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.

Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Allotment gardens, requires assessment, can be conditioned. • Noise issues - No obvious noise related issues, therefore no objection in principle.
Townscape and landscape impact?	<p>The site is within the Granta Valley Landscape Character Area but close to the Gog Magog Chalk Hills.</p> <p>The site is on a finger of green with a rural character that extends from the open countryside on the north of Stapleford into the built form of the village.</p> <p>There is a well-established hedgerow forming the northern boundary of the site comprising some mature trees. This hedge encloses the site from the open pastureland to the north. A mature hedgerow on the western boundary also creates an enclosed character for the site. Views into the site from the Haverhill Road are slightly more open as a result of breaks in the hedgerow.</p> <p>There is built up land on three sides of the site. The residential area to the east and south of the site are characterised by detached and semi-detached housing with mature gardens. The mature hedgerows surrounding the site mean that it does not have an open character. The site is rural in character.</p> <p>If the site were to be developed there would be a significant adverse impact on the landscape due to the loss of this significant open green space used for allotments that reflects the rural character of the village and its separate farmsteads.</p>
Can any issues be mitigated?	It should be possible to partly mitigate impacts on listed buildings and the non-statutory archaeological aspects surrounding the site through careful design.

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

	<p>design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – No significant impact on existing network. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage –There is sufficient capacity at the waste water treatment works to accommodate this development site. However the foul sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Stapleford has one primary school with a PAN of 40 and school capacity of 280, 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 58 surplus primary places in Stapleford taking account of planned development in Stapleford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The site lies in close proximity to the Stapleford Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.</p> <p>The development of this site for 76 dwellings could generate a need for early years places and a maximum of 27 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 the provision of new schools. The site lies in close proximity to the</p>

	Stapleford Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.
Any other issues?	The proposer provides the following information. – Affordable housing at 40% Public Open Space at levels set out in SPD
Can issues be mitigated?	It should be possible to mitigate impacts on highways access, school capacity and health facilities capacity.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.72ha)
Site capacity (updated July 2013)	52
Density (updated July 2013)	30dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Ely Diocesan Board of Finance
Legal constraints?	None – but site is used for allotments
Is there market interest in the site?	The site has not been marketed. There has not been interest in the site from a developer.

When would the site be available for development?	The promoter indicates that the site is available immediately.
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Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None
Are there any cost factors that would significantly affect deliverability?	None
Could issues identified be overcome?	N/A
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	676 dwellings with allotments
Site area (hectares)	16.93 ha
Site Number	041
Site description & context	<p>The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery.</p> <p>The site consists of agricultural fields with some hedges and trees along the boundaries.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	<p>The Inspector examining the Local Plan 2004 concluded that this site consists of attractive rising open agricultural land within the Green Belt and that there are no exceptional circumstances to justify diminution of this protection.</p> <p>S/1696/08 (extension to burial ground) – the planning application was granted in January 2009.</p>
Source of site	Site suggested through call for sites.

SHLAA (August 2013) Appendix 7i – Assessment of 2011 'Call for Sites' SHLAA sites
Rural Centre

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt, except for the two access points between existing properties off Hinton Way and Mingle Lane.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would change the linear character of this area of the village and result in backland development and encroachment into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Listed Buildings – the site is adjacent to the Grade II* listed Church of St Andrew and the Grade II listed cottage at 45 Mingle Lane. Development of this site is likely to have a major adverse effect on the settings of the listed buildings due to the loss of rural backdrop, trees and open green area within the streetscape and backdrop.
Tier 1 conclusion:	<p>The site consists of agricultural fields located on the eastern edge of Great Shelford to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery. The site is adjacent to the Grade II* listed Church of St Andrew and the Grade II listed cottage at 45 Mingle Lane. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – land west of the Vicarage is within the Conservation Area and the site adjoins the Conservation Area. Development of this site is likely to have a major adverse effect on the setting of the Conservation Area due to the loss of the rural backdrop to Mingle Lane, loss of significant open space and trees in the Vicarage garden and intensification to create the vehicular entrance. Development of the site is also likely to harm the setting of the Vicarage which is a Heritage Asset within the Conservation Area. • Listed Buildings – the site is adjacent to the Grade II* listed Church of St Andrew and the Grade II listed cottage at 45 Mingle Lane. Development of this site is likely to have a major adverse effect on the settings of the listed buildings due to the loss of rural backdrop, trees and open green area within the streetscape and backdrop. • 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 Andrew. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – there are some trees with Tree Preservation Orders along the southern boundary. • Biodiversity features (chalklands) – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site includes grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy. • Noise issues - no obvious or apparent noise related issues,

	<p>therefore no objection in principle. Some minor to moderate additional road traffic noise generation above existing residential use due to development related car movements but dependent on site entrance - Mingle Lane / Station Road.</p>
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. The eastern edge of the village is characterised by strongly rolling chalk hills with large arable fields rising from the village edge to a ridge. The Church of St Andrew is a landmark building.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Hinton Way is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, including those from Hinton Way.</p> <p>Development of this site would have a significant impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the strongly rolling chalk hills rising from the village edge and would create development contrary to the ribbon development character of this part of the village.</p>
<p>Can any issues be mitigated?</p>	<p>No – it is not possible to mitigate the impacts on the landscape and townscape, and settings of the listed buildings and Conservation Area.</p>

<p>Infrastructure <i>(ie. and potential to mitigate)</i></p>	
<p>Highways access?</p>	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on Mingle Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>

Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 676 dwellings could generate a need for early years places, a maximum of 237 primary school places and 169 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A

Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 8.47 ha)
Site capacity (updated July 2013)	None (if unconstrained 254 dwellings)
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	Owned by Ely Diocesan Board of Finance.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site in 2011-16.

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

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land east of Bar Lane and South of Gog Magog Way, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 30 dwellings with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))
Site area (hectares)	2.80 ha
Site Number	Site 139
Site description & context	<p>The site is located in Stapleford. The northern boundary of the site wraps around Greenhedge Farm to the west and further east along this boundary is a large open space with tennis courts that is Stapleford recreation ground. Allotments are to the south of the site. Bar Lane forms the boundary to the west and Haverhill Road to the east. Both these roads have residential properties along them.</p> <p>The site comprises two paddocks divided from north to south by a hedgerow. The western paddock consists of pastureland surrounded by hedges on all sides. The larger paddock to the east consists of pastureland with a pond in the middle. A fenced paddock area with bare earth surface occupies part of the northern end of the site. There are some farm buildings on the site near the northern edge close to Greenhedge Farm which have an access road from the farm complex.</p> <p>This site combines Sites 140 and 141. (Site 140 is the western section and Site 141 the eastern section) Site 033 is adjacent to the southern boundary</p>
Current or last use of the site	Paddocks
Is the site Previously Developed Land?	No

SHLAA (August 2013) Appendix 7i – Assessment of 2011 'Call for Sites' SHLAA sites

Rural Centre

Site 139 Land east of Bar Lane and south of Gog Magog Way, Stapleford

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Allocated for a non-residential use in the current development plan?	No
Planning history	<p>Only part of the site has previously been considered for housing development. The paddock that makes up the western part of the site has had a history of planning applications as follows –</p> <p>Planning application for 18 affordable houses for rent was withdrawn in 1999 (S/0242/98/0)</p> <p>Various previous planning applications for residential development that were refused between 1962-1968. The reasons for refusal included that the site was outside the existing village and development would detract from the open and rural appearance and character of the area.</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the 'Outer Rural Areas of the Green Belt' as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>The site is within an area, which is enclosed on three sides by the built form of Stapleford. It is not located such that it would perform the function of physically separating villages within the Green Belt. However development of the site would have an impact on the scale and character of Stapleford as a Green Belt village and on the rural character of the area.</p>

Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>The site is located in Stapleford to the south and east of Greenhedge Farm and comprises of two paddocks separated from north to south by a hedgerow.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed buildings – 57 Bar Lane (Stapleford Hall) is a grade 2 listed building to the north of the site (110metres distance); 5 and 7 Bar Lane are two grade 2 listed buildings to the south of the site (200 metres distance). Some adverse effect on setting of Listed Buildings in Bar Lane due to loss of openness and functional rural setting • Non-statutory archaeological site - The site is located in the historic village core with a medieval moat known to the west and possible trackways to the north. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders - Within the southern boundary hedgerow are a group of trees, which have a TPO on them. There are four protected individual ash trees in the hedgerow that runs from north to south that divides the site in half; Several trees are within the hedge slightly south of Greenhedge Farm; A walnut and an ash tree are protected in the hedge adjacent to Greenhedge farm; There are two pine and one ash trees growing on the northern boundary close to Greenhedge Farm garden; A

	<p>willow tree is growing slightly away from the hedge near to Greenhedge Farm; Near to the farm buildings in the north of the site is a protected ash tree; Two willow trees are protected that are growing by the pond in the paddock that forms the east of the site; An ash tree is protected which stands in isolation in the middle of the southern part of the eastern paddock.</p> <ul style="list-style-type: none"> • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination - Agricultural / farm use in north, requires assessment, can be conditioned • Noise issues - No obvious noise related issues, therefore no objection in principle
<p>Townscape and landscape impact?</p>	<p>The site is located in Stapleford, which is within the Granta Valley Landscape Character Area but close to the Gog Magog Chalk Hills.</p> <p>The farm and surrounding land, which includes the site, are on a green finger of land that extends from the open countryside into the built form of the village. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identified this land as ‘enclosed farmland’.</p> <p>To the south of the site there is a well-developed hedgerow boundary containing mature trees with allotments beyond.</p> <p>The site comprises two paddocks divided from north to south by a well-established hedgerow with mature trees some of which are protected.</p> <p>The paddock to the west is flat and bounded on all four sides by well-established hedgerows, which contain mature trees and greatly restricts views into and out of the site. Bar Lane forms the boundary to the west with a new housing development facing onto the site from this road.</p> <p>The larger paddock to the east consists of pastureland with a pond in the middle. There are some trees near and around the pond. Mature hedgerows bound three sides of this paddock. Currently the hedges and trees obscure views into the site from these sides. However from</p>

	<p>the east, which looks out onto Haverhill Road the site is open with a low hedge and visible to the houses on the opposite side of the road. This residential area is characterised by a row of detached and semi-detached housing with mature gardens.</p> <p>Both paddocks that make up the site bring a very distinct rural character into this part of Stapleford bringing an intrusion of countryside into the urban form of the village. If the site were to be developed there would be a significant adverse impact on landscape due to loss of a significant open green space which reflects the rural character of this part of the village.</p>
Can any issues be mitigated?	It should be possible to partly mitigate impacts on Listed Buildings and TPOs surrounding the site through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Bar Lane would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity –there will be no significant impact on the existing network. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to

	<p>be able to be accommodated with minimal disruption or system reinforcement.</p> <ul style="list-style-type: none"> • Mains sewerage –There is sufficient capacity at the Cambridge sewerage treatment 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 the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Stapleford has one primary school with a PAN of 40 and school capacity of 280, 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 58 surplus primary places in Stapleford taking account of planned development in Stapleford, 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 300 dwellings could generate a need for early years places and a maximum of 105 primary school places and 75 secondary places.</p> <p>The site lies in close proximity to the Stapleford Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools. The site lies in close proximity to the Stapleford Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site. .</p>
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.

Any other issues?	<p>The proposer provided the following information -</p> <p>Residential development of the site could provide a number of benefits including affordable housing and open space/recreation provision. Affordable housing is needed within the village and as such the site could make a valuable contribution towards providing affordable housing for the community. The land put forward includes parcel A covered by Policy SP/14 (1b) – for recreational purposes. Residential on part of the SHLAA submission land, parcels B and/ or C could release this land for open recreational use by the community. Any additional opportunities and benefits could be explored through the plan making process.</p> <p>(The site consists of combining the two parcels B and C as identified on the map provided by the proposer and mentioned above.)</p>
Can issues be mitigated?	Yes
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 2.10ha)
Site capacity (updated July 2013)	63 dwellings
Density (updated July 2013)	30dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Peterhouse College, Cambridge owns the land

Legal constraints?	No such constraints exist for this site.
Is there market interest in the site?	<p>The site is not on the open market at present. Endurance Estates Strategic Land (residential developer) has expressed clear interest in the site for residential development purposes. As such there is interest from house builders for residential development sites in Stapleford.</p> <p>There is clear interest from developers regarding the site's residential development. This has been expressed by Endurance Estates Strategic Land (residential developer), who supports this SHLAA submission and have been party to its preparation.</p>
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2016-21
Are there any market factors that would significantly affect deliverability?	The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.
Are there any cost factors that would significantly affect deliverability?	The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.
Could issues identified be overcome?	N/A

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

<p>Status of Site in Proposed Submission Local Plan 2013</p>
<p>Not allocated for development; Outside Development Framework; Green Belt.</p>

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land east of Bar Lane and South of Gog Magog Way, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))
Site area (hectares)	0.72 ha
Site Number	Site 140
Site description & context	<p>The site is located in Stapleford to the south of Greenhedge Farm. Bar Lane forms the boundary to the west. A hedge forms the eastern boundary with adjoining pastureland. To the south of the site are allotments. The site consists of pastureland. There are hedges enclosing the site on all sides</p> <p>This site is adjacent to Site 141 and they are considered together as one site - Site 139. Site 033 is adjacent to the southern boundary.</p>
Current or last use of the site	Paddock
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No

Planning history	<p>Planning application for 18 affordable houses for rent was withdrawn in 1999 (S/0242/98/0)</p> <p>Various previous planning applications for residential development that were refused between 1962-1968. The reasons for refusal included that the site was outside the existing village and development would detract from the open and rural appearance and character of the area.</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the 'Outer Rural Areas of the Green Belt' as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>The site is within an area, which is enclosed on three sides by the built form of Stapleford. It is not located such that it would perform the function of physically separating villages within the Green Belt. However development of the site would have an impact on the scale and character of Stapleford as a Green Belt village and on the rural character of the area.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	The site is pastureland. It is located in Stapleford to the south of Greenhedge Farm.

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

Tier 2: Significant Local Considerations

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> • Listed buildings – 57 Bar Lane (Stapleford Hall) is a grade 2 listed building to the north of the site (110metres distance); 5 and 7 Bar Lane are two grade 2 listed buildings to the south of the site (200 metres distance). Some adverse effect on setting of LBs in Bar Lane due to loss of openness and functional rural setting • Non-statutory archaeological site - The site is located in the historic village core with a medieval moat known to the west and possible trackways to the north. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – There are four protected individual ash trees in the hedgerow that divides the site from the adjacent field to the east; There are two pine and one ash trees growing on the northern boundary close to Greenhedge Farm garden. • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.

Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Agricultural / farm use in north, requires assessment, can be conditioned. • Noise issues - No obvious noise related issues, therefore no objection in principle.
Townscape and landscape impact?	<p>The site is located in Stapleford, which is within the Granta Valley Landscape Character Area but close to the beginning of the Gog Magog Chalk Hills.</p> <p>The farm and surrounding land, which includes the site, are on a green finger of land that extends from the open countryside into the built form of the village. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identified this land as 'enclosed farmland'.</p> <p>To the south of the site there is a well-developed hedgerow boundary containing mature trees with allotments beyond.</p> <p>The eastern boundary also has a mature hedge with a paddock in the adjacent field. Bar Lane forms the boundary to the west with a mature hedgerow along its length. There is a new housing development on the opposite side Bar Lane.</p> <p>The site consists of pastureland which is flat and bounded on all four sides by well-established hedgerows, which contain mature trees. Views into and from the site are greatly limited by the screen of these hedgerows.</p> <p>The site has a very distinct rural character and if it were to be developed there would be a significant adverse impact on landscape due to loss of a significant open green space which reflects the rural character of this part of the village.</p>
Can any issues be mitigated?	It should be possible to partly mitigate impacts on Listed Buildings TPOs, biodiversity and the non-statutory archaeological aspects surrounding the site through careful design.

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

	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – there will be no significant impact on the existing network. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the Cambridge sewerage treatment 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 the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Stapleford has one primary school with a PAN of 40 and school capacity of 280, 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 58 surplus primary places in Stapleford taking account of planned development in Stapleford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.</p>
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.

Any other issues?	<p>The proposer provided the following information -</p> <p>Residential development of the site could provide a number of benefits including affordable housing and open space/recreation provision. Affordable housing is needed within the village and as such the site could make a valuable contribution towards providing affordable housing for the community. The land put forward includes parcel A covered by Policy SP/14 (1b) – for recreational purposes. Residential on part of the SHLAA submission land, parcels B and/ or C could release this land for open recreational use by the community. Any additional opportunities and benefits could be explored through the plan making process.</p> <p>(The site consists of parcel B as identified on the map provided by the proposer and mentioned above.)</p>
Can issues be mitigated?	It should be possible to mitigate by upgrading some of the utility services serving the village.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.49ha)
Site capacity (updated July 2013)	15
Density (updated July 2013)	30dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	Peterhouse College, Cambridge

Legal constraints?	No such constraints exist for this site.
Is there market interest in the site?	<p>The site is not on the open market at present. Endurance Estates Strategic Land (residential developer) has expressed clear interest in the site for residential development purposes. As such there is interest from house builders for residential development sites in Stapleford.</p> <p>There is clear interest from developers regarding the site's residential development. This has been expressed by Endurance Estates Strategic Land (residential developer), who supports this SHLAA submission and have been party to its preparation.</p>
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2016-21
Are there any market factors that would significantly affect deliverability?	The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.
Are there any cost factors that would significantly affect deliverability?	The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.
Could issues identified be overcome?	N/A

Economic viability?	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.
	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.
	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).

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land east of Bar Lane and South of Gog Magog Way, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))
Site area (hectares)	2.08 ha
Site Number	141
Site description & context	<p>The site is located in Stapleford to the east of Greenhedge Farm. Stapleford Recreation Ground is to the north of the site. Haverhill Road forms the eastern boundary with houses along this road. Allotments are to the south of the site. The western boundary is a hedge with adjoining pastureland.</p> <p>The site consists of pastureland with a pond in the middle with some trees around. A fenced paddock area with bare earth surface occupies part of the northern end of the site. There are some farm buildings on the site near the northern edge close to Greenhedge Farm, which have an access road from the farm complex.</p> <p>This site is adjacent to Site 140 and they are considered together as one site - Site 139. Site 033 is adjacent to the southern boundary</p>
Current or last use of the site	Paddock
Is the site Previously Developed Land?	No

Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the 'Outer Rural Areas of the Green Belt' as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>The site is within an area, which is enclosed on three sides by the built form of Stapleford. It is not located such that it would perform the function of physically separating villages within the Green Belt. However development of the site would have an impact on the scale and character of Stapleford as a Green Belt village and on the rural character of the area.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	The site is pastureland with a pond within it. It is located in Stapleford to the east of Greenhedge Farm.

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

Tier 2: Significant Local Considerations

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> • Listed buildings – 57 Bar Lane (Stapleford Hall) is a grade 2 listed building to the north west of the site (150metres distance). Some adverse effect on setting of Listed Buildings due to loss of openness and functional rural setting in views from East • Non-statutory archaeological site - The site is located in the historic village core with a medieval moat known to the west and possible trackways to the north. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary for the County Archaeologists in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders - Within the southern boundary hedgerow are a group of trees, which have a TPO on them. Since they are on the edge of the site they could be protected if the site were to be developed. There are four protected individual ash trees in the hedgerow that divides the site from the adjacent field to the west; Several trees are within the hedge slightly south of Greenhedge farm. A walnut and an ash tree are protected in the hedge adjacent to Green hedge farm. A willow tree is growing slightly away from the hedge near to Greenhedge farm. Near to the farm buildings in the north of the site is a protected ash tree. Two willow trees are protected that are growing by the pond. An ash tree is protected which stands in isolation in the middle of the southern part of the field • 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 watercrowsfeet and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants

	<p>such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Agricultural / farm use in north, requires assessment, can be conditioned • Noise issues- The site will be adjacent to play equipment and tennis courts at Stapleford recreation ground and Stapleford Pavilion is or will be undergoing substantial refurbishment to allow the holding of entertainment events. Such a location and distance separation between play area and residential is unlikely to be in accordance with Open Space SPD. Minor to moderate noise related issues, but no objection in principle subject to careful design and layout.
Townscape and landscape impact?	<p>The site is located on the eastern side of Stapleford, which is within the Granta Valley Landscape Character Area but close to the beginning of the Gog Magog Chalk Hills.</p> <p>The farm and surrounding land, which includes the site, are on a green finger of land that extends from the open countryside into the built form of the village. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identified this land as 'enclosed farmland'.</p> <p>To the south of the site there is a well-developed hedgerow boundary containing mature trees with allotments beyond.</p> <p>Mature hedgerows bound the site on three sides of it. Currently the hedges and trees obscure views into the site from these sides. From the east, which looks out onto Haverhill Road the site is open with a low hedge and visible to the houses on the opposite side of the road. This residential area is characterised by a row of detached and semi-detached housing with mature gardens. Stapleford recreation ground is to the north east of the site with a mature hedgerow restricting views out of the site towards the more open recreation ground.</p> <p>The site is rural in character and if it were to be developed there would be a significant adverse impact on landscape due to loss of a significant open green space which reflects the rural character of this part of the village.</p>
Can any issues be mitigated?	<p>It should be possible to partly mitigate impacts on Listed Buildings, TPOs and the non-statutory archaeological aspects surrounding the site through careful design.</p>

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on Haverhill Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity –there will be no significant impact on the existing network. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage –there is sufficient capacity at the Cambridge sewerage treatment 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 the developer will fund this.
Drainage measures?	No FRA provided

School capacity?	Stapleford has one primary school with a PAN of 40 and school capacity of 280, 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 58 surplus primary places in Stapleford taking account of planned development in Stapleford, and a deficit of 25 secondary places taking account of planned development across the village college catchment area.
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.
Any other issues?	<p>The proposer provided the following information -</p> <p>Residential development of the site could provide a number of benefits including affordable housing and open space/recreation provision. Affordable housing is needed within the village and as such the site could make a valuable contribution towards providing affordable housing for the community. The land put forward includes parcel A covered by Policy SP/14 (1b) – for recreational purposes. Residential on part of the SHLAA submission land, parcels B and/ or C could release this land for open recreational use by the community. Any additional opportunities and benefits could be explored through the plan making process.</p> <p>(The site consists of parcel C as identified on the map provided by the proposer and mentioned above.)</p>
Can issues be mitigated?	It would be possible to mitigate impacts on utility services by upgrading.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.56ha)
Site capacity (updated July 2013)	47 dwellings
Density (updated July 2013)	30dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Peterhouse College, Cambridge
Legal constraints?	No such constraints exist for this site.
Is there market interest in the site?	<p>The site is not on the open market at present. Endurance Estates Strategic Land (residential developer) has expressed clear interest in the site for residential development purposes. As such there is interest from house builders for residential development sites in Stapleford.</p> <p>There is clear interest from developers regarding the site's residential development. This has been expressed by Endurance Estates Strategic Land (residential developer), who supports this SHLAA submission and have been party to its preparation.</p>
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2016-21
Are there any market factors that would significantly affect deliverability?	The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.
Are there any cost factors that would significantly affect deliverability?	The site is considered suitable for development and there are no known constraints that may prevent the deliverability of the site.
Could issues identified be overcome?	N/A

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

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land at Granhams Farm, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Up to 100 dwellings
Site area (hectares)	17.54 ha
Site Number	145
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and borders open countryside to the north west (beyond Granhams Road) and north east. The site adjoins residential development to the south east and the railway line to the south west. A cycle path runs alongside the railway line.</p> <p>The site includes existing residential properties including a row of listed cottages and a listed former dovecote that is now a dwelling, however it excludes Granhams Farm House (40 Granhams Road) including its garden and moat, and The Shepherds Cottage (26 Granhams Road). The site includes a cluster of former agricultural buildings that have been converted to commercial uses, accessed off Granhams Road.</p> <p>The remainder of the site is open fields divided by hedges and trees and the site is largely screened from Granhams Road by a mixture of trees, hedges, fences and walls.</p> <p>A drain that starts from a spring within the site dissects the northern section of the site.</p>
Current or last use of the site	The site is currently in agricultural, residential and commercial use.
Is the site Previously Developed Land?	Partly.

Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	<p>S/2257/01 (golf course with associated club house, car parking, landscaping, public open space and public bridleway) – this planning application was approved in February 2004.</p> <p>S/0835/06 (revised design of hotel) – this planning permission was refused in July 2006.</p> <p>S/0836/06 (revised design of club house) – this planning permission was approved in July 2006.</p> <p>The promoter has stated that the proposal for housing development is submitted in the event that the golf course development does not come forward.</p>
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. The rural landscape between Great Shelford and Cambridge plays a critical role in preserving the separate identity of the village and the immediate landscape setting of the Cambridge. Development in this location would change the character of this approach to the village and result in encroachment of development into the open farmland that provides a countryside setting between the village and the City of Cambridge.</p>

<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<ul style="list-style-type: none"> Listed Buildings – the site includes a row of five Grade II listed cottages (32, 34, 36 & 38 Granhams Road) and a Grade II listed dovecote that has been converted to a dwelling. Development of the site is likely to have a major adverse effect to the settings of the listed buildings due to loss of openness and loss of views of countryside in the context of the former manor and farmstead, and also a possible adverse effect to the listed buildings and their curtilages.
<p>Tier 1 conclusion:</p>	<p>The site is located on the north-eastern edge of Great Shelford and includes existing residential properties, a cluster of former agricultural buildings that have been converted to commercial uses, and open fields divided by hedges and trees. The site also includes a row of five Grade II listed cottages and a Grade II listed former dovecote that is now a dwelling. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> Maintains and enhances the quality of Cambridge’s setting; Prevents coalescence between settlements and with Cambridge; The distribution, physical separation, setting, scale and character of Green Belt villages; and A landscape which retains a strong rural character.
<p>Does the site warrant further assessment?</p>	<p>Yes.</p>

Tier 2: Significant Local Considerations

<p style="text-align: center;">Designations and Constraints <i>(ie. include potential to mitigate)</i></p>	
<p>Heritage considerations?</p>	<ul style="list-style-type: none"> Listed Buildings – the site includes a row of five Grade II listed cottages (32, 34, 36 & 38 Granhams Road) and a Grade II listed dovecote that has been converted to a dwelling. Development of the site is likely to have a major adverse effect to the settings of the listed buildings due to loss of openness and loss of views of countryside in the context of the former manor and farmstead, and also a possible adverse effect to the listed buildings and their curtilages. Non-statutory archaeological site – earthwork remains of a medieval moat and enclosure survive in the area. There is also evidence for prehistoric and Roman activity. Previous archaeological investigations in this area demonstrate the significance of the site. We would <u>object</u> to the development of this site.
<p>Environmental and wildlife designations and</p>	<ul style="list-style-type: none"> Tree Preservation Orders – there are Tree Preservation Orders on trees within the site and along its boundaries. The 2008 aerial photograph indicates that trees are still present on site and therefore they need to be retained using current best practice

considerations?	<p>and guidance unless detailed tree surveys prove otherwise.</p> <ul style="list-style-type: none"> Public Rights of Way – a public footpath runs from the boundary of the site (south of 13 Granhams Road) to Cambridge Road (south of 8 Cambridge Road). Biodiversity features – the greatest impact is likely to be from the extensive loss of open farmland and paddocks leading to impact upon farmland species including great crested newt, common lizard, brown hare and farmland birds. Little is known about this area but it is likely to be locally known for biodiversity given the range of habitats contained within it. The site is likely to be important for bats and badgers. Detailed surveys would be required as part of any EIA process (possibly extending over several years). Some opportunities for habitat enhancement through management of the waterside vegetation and de-silting the moat. Agricultural land of high grade – the site includes grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> Land contamination – current land use appears to be commercial / industrial and therefore would require investigation. This can be dealt with by condition. Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. Noise issues – the extreme south west of the site is bounded by an operational railway line 10-20 metres away. The impact of existing noise on any future residential development in this area is a material consideration in terms of health and well being and providing a high quality living environment. However it is likely that railway noise and vibration transport sources can be abated to an acceptable level with careful noise mitigation through a combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, a noise insulation scheme and extensive noise attenuation measures including single aspect, limited height, sealed non-openable windows on façade facing railway, acoustically treated mechanical ventilation, no open amenity spaces such as balconies / gardens. A possible noise barrier / earth berm and special foundation design may be required. Noise issues are likely to influence the design / layout and number / density of residential premises. The site includes agricultural / commercial buildings and possible farm / commercial odour and noise has not been quantified so offsite mitigation may be required but no guarantee this can be secured, but overall this is considered low to medium risk in terms of adverse noise impact. Utility services – Anglian Water have advised that there are sewers crossing the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields.</p>

	<p>However the more local landscape setting immediately surrounding the villages is varied. The north-eastern edge of the village is characterised by rolling chalk hills with large arable fields rising from the village edge to White Hill and Clarke's Hill ridges. Groups of farm buildings near the edge of the village, including Granhams Farm, are considered key attributes and Granhams Road is identified as a pleasant approach to the village that is framed by the railway crossing.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and 'wild' areas, ensuring that it is still more village in character than suburb. The views of open fields and pasture along Granhams Road, east of the railway line, still reflect the village's agricultural past and along with the older cottages maintain the rural character of the village. The Village Design Statement seeks to protect the earthworks, moat and spring at Granhams Farm, and the scenic views to and from the village, including those from Granhams Farm.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of development into the open farmland that provides a countryside setting to the village and it would also harm the earthworks, moat and spring at Granhams Farm that are listed in the Village Design Statement as features to protect.</p>
<p>Can any issues be mitigated?</p>	<p>No – it is not possible to mitigate the impacts on the settings of the listed buildings, the archaeological remains, and the townscape and landscape. It should be possible to partly mitigate the noise issues through careful design.</p>

<p style="text-align: center;">Infrastructure <i>(ie. and potential to mitigate)</i></p>	
<p>Highways access?</p>	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Granhams Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>

Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for up to 100 dwellings could generate a need for early years places, a maximum of 35 primary school places and 25 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.

Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 8.77 ha)
Site capacity (updated July 2013)	None (if unconstrained 263 dwellings)
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by St Johns College.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> • The promoter indicates that the site is not available immediately, as proposals have not yet reached a stage where a developer has been identified. • The promoter indicates that the site could become available in 2011-16.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site in 2016-21. • Phasing – the promoter has indicated that 50 dwellings could be provided in 2016-21 and a further 50 dwellings could be provided in 2021-26.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land at Hinton Way, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Up to 150 dwellings
Site area (hectares)	12.16 ha
Site Number	146
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and adjoins well wooded low density residential development to the south west and linear residential development to the south east. The site borders open countryside to the north west and a well wooded area to the north east that includes three residential properties and the remains of a former country house and hotel.</p> <p>The site is a rectangular agricultural field bounded by trees and hedges.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	<p>S/2257/01 (golf course with associated club house, car parking, landscaping, public open space and public bridleway) – this planning application was approved in February 2004.</p> <p>S/0835/06 (revised design of hotel) – this planning permission was refused in July 2006.</p>

SHLAA (August 2013) Appendix 7i – Assessment of 2011 'Call for Sites' SHLAA sites

Rural Centre

Site 146 Land at Hinton Way, Great Shelford

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	<p>S/0836/06 (revised design of club house) – this planning permission was approved in July 2006.</p> <p>The promoter has stated that the proposal for housing development is submitted in the event that the golf course development does not come forward.</p>
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; and • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. The rural landscape between Great Shelford and Cambridge plays a critical role in preserving the separate identity of the village and the immediate landscape setting of the Cambridge. Development in this location would change the agricultural character of this approach to the village and result in encroachment of development into the strongly rolling chalk hills rising from the village edge to a ridge.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	<p>The site is a rectangular agricultural field bounded by trees and hedges, located on the north-eastern edge of Great Shelford. The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.

Does the site warrant further assessment?	Yes
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Tier 2: Significant Local Considerations

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – previous archaeological investigations in this area have identified evidence for prehistoric activity. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – there are trees with Tree Preservation Orders along the boundaries of the site, within neighbouring private residential gardens and on adjoining land to the north, which includes the remains of a former country house and hotel. • Biodiversity features – the greatest impact would result from the general loss of farmland habitats. Ponds including great crested newts are known to be located immediately adjacent to the site and there are opportunities to create new ponds and extended grassland habitats within the site that would be beneficial to the great crested newt population. • Agricultural land of high grade – the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious or apparent noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation due to development related car movements. • Topography issues – the site is on a slope between the village and the ridge to the north-east.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. The north-eastern edge of the village is characterised by rolling chalk hills with large arable fields rising from the village edge to Clarke’s Hill ridge. The Hinton Way approach to the village is dominated by its agricultural character.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Hinton Way is mainly residential ribbon development</p>

	<p>with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, including those from Hinton Way.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the strongly rolling chalk hills rising from the village edge and would change the agricultural character of this approach to the village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the landscape and townscape.

Infrastructure <i>(ie. and potential to mitigate)</i>	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Hinton Way would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.

	<ul style="list-style-type: none"> Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for up to 150 dwellings could generate a need for early years places, a maximum of 53 primary school places and 38 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 6.08 ha)
Site capacity (updated July 2013)	None (if unconstrained 182 dwellings)

Density (updated July 2013)	30 dph
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Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by St Johns College.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> The promoter indicates that the site is not available immediately, as proposals have not yet reached a stage where a developer has been identified. The promoter indicates that the site could become available in 2016-21.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter indicates that the first dwellings could be completed on site in 2016-21. Phasing – the promoter has indicated that 100 dwellings could be provided in 2016-21 and a further 50 dwellings could be provided in 2021-26.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.

Economic viability?	Viability Category 1 Most viable sites
	This viability assessment is provided independent of any policy or 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.
	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.
	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).

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land at Marfleet Close, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 20 dwellings
Site area (hectares)	0.82 ha
Site Number	149
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and lies to the rear of existing properties in Marfleet Close and along Cambridge Road. The site borders Scotsdales Garden Centre to the north-west, Hobson's Brook and open countryside to the north-east, and residential properties and garden land to the south-east.</p> <p>The site is a rectangular grassed field with heavily treed areas along the north-west and south-east boundaries.</p>
Current or last use of the site	The site is currently in use as a paddock.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	S/1339/07 (change of use of agricultural land to garden land) – this planning application was to formalise the use of the land adjacent to 7 & 8 Marfleet Close as part of the garden of 7 Marfleet Close, while retaining access to the paddock behind. The planning application was withdrawn.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt, except for the proposed access to the site, adjacent to 7 & 8 Marfleet Close.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting; and • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would encroach into the rural landscape separating the inner necklace villages from Cambridge, and would change the linear character of this area of the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – the north-eastern boundary of the site adjoins Hobson’s Brook, and therefore the site includes a very small area of Flood Zones 2, 3a and 3b.
Tier 1 conclusion:	<p>The site is a rectangular grassed field located on the north-eastern edge of Great Shelford, bordered on two sides by existing residential and commercial development. The north-eastern boundary of the site adjoins Hobson’s Brook, and therefore a small area of the site is at risk of flooding. The majority of the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting; • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – crop marks to the north indicate the location of extensive evidence for prehistoric and Roman settlement and agriculture. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features – the greatest impact would arise from the loss of grassland habitat which may provide foraging habitat for species including bats and badgers. • Agricultural land of high grade – the site includes grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the north of the site is bounded by an external storage area associated with Scotsdales Garden Centre. It might be possible to coexist but possible offsite noise impacts or statutory nuisances so requires careful consideration prior to allocation as residential will be closer. Hours of use and deliveries to the garden centre are unknown. Noise not quantified so offsite 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.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately around the villages is varied. Development along Cambridge Road is characterised by its strong linear nature, with more recent infill behind, and transitional areas of enclosed fields and paddocks that soften the village edge. Beyond this is large-scale and expansive farmland that provides long views to the edge of Cambridge and White Hill ridge.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Cambridge Road is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, in particular the glimpses of the countryside from within the village.</p> <p>Development of this site would have a significant adverse impact on</p>

	the townscape and landscape of this area, as it would create development contrary to the ribbon development character of this area of village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.
Can any issues be mitigated?	No – it is not possible to mitigate the impact on the townscape and landscape. It should be possible to partly mitigate the noise issues through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 20 dwellings could generate a need for early years places, a maximum of 7 primary school places and 5 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 0.55 ha)
Site capacity (updated July 2013)	None (if unconstrained 17 dwellings)
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by St Johns College.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> • The promoter indicates that the site is not available immediately. • The promoter indicates that the site could become available in 2011-16.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p>

	<p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Granta Terrace, Stapleford
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	Approximately 50 dwellings with public open space
Site area (hectares)	1.63 ha
Site Number	186
Site description & context	<p>The site is located on the southern edge of Stapleford to the east of the Cambridge to London Liverpool Street railway line. It is to the south of 42-62 London Rd properties that face onto the London Road (A1301). A road leading south from Granta Terrace forms part of the western boundary with two industrial units located to the west of the site and sharing Granta Terraces as their access road (Wedds Works). These properties and units all share the same access road to the site. Residential properties further north along Granta Terrace also share the access.</p> <p>Aylesford Way is a residential cul-de-sac to the east. To the south the site looks out onto open countryside with a boundary containing some trees and hedgerows looking towards the flood plain of the River Granta.</p> <p>The site is in commercial use consisting of three large industrial buildings - one located in the northeast section; one in the southwest part of the site (Renault vehicle servicing) and the third immediately abutting onto the southern border. These buildings are surrounded by hard standing that is used for storage and the parking of vehicles. In the north west corner of the site are a row of some three lower/ smaller scale commercial office type buildings with associated parking.</p>
Current or last use of the site	Industrial – storage & distribution, vehicle maintenance, crane storage & hire

Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	Just on the southern edge there is a mineral safeguarding area for sand and gravel.
Planning history	A planning application was submitted in 1993 for a change of use to residential (113 dwellings) for the whole site but was withdrawn in October 1994. (S/0571/93/O)
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	No
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> All of the southern third of the site is within Flood Zones 2 and Zone 3 touches this southern boundary in places. Minerals and Waste LDF designations – Where Flood Zone 3 touches the site edge this is allocated as a Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	The site is located on the southern edge of Stapleford and a third of the site is within Flood Zone 2. It is currently in commercial use with three large industrial units and some smaller commercial buildings occupying the site. There is residential housing adjoining to the north and east with gardens. To the south the site looks out onto open countryside over the River Granta floodplain.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation area – the Great Shelford Conservation Area is to the west of the site on the opposite side of the railway line (100metres distance) - Setting of Conservation Area - Seen in conjunction with Conservation Area from open land and riverside to South. There is likely to be minimal effect due to position and backdrop within existing modern development provided scale, density, positioning and landscaping is similar to adjacent Alyesford Way. • Non-statutory archaeological site – Archaeological investigations to the south have identified evidence for Iron Age, Roman and Saxon settlement and therefore archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Industrial / commercial use, requires assessment, can be conditioned. • Noise - Industrial and Transport Noise. This is a difficult site. This site is currently a Transport Depot (The Welch Group) and residential on site will remove some existing noise sources. However the west of the site would be fronted by medium to large sized industrial type units / uses to the rear of Granta Terrace including a wood working joinery and an operational railway line. Officers have historically witnessed on-going noise levels following complaints regarding operational and vehicular noise that are likely to be statutory nuisances to the proposed site. Noise is an obvious material consideration in terms of statutory nuisance, health and well-being and providing a high quality living environment and it is recommended that these noise constraints be fully considered prior to allocation in accordance with PPG 24 Planning and Noise and associated guidance. It is uncertain whether mitigation measures on the proposed development site can provide an acceptable ambient noise environment. Noise

	<p>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, so there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed by undertaking noise impact / risk assessments.</p> <ul style="list-style-type: none"> • Flooding and drainage issues - Southern half in flood zone 2
<p>Townscape and landscape impact?</p>	<p>To the south the site is looking out onto open countryside over the River Granta floodplain. Views into and from the site would be very open from this orientation. To the north are residential properties with large gardens (42-62 London Rd) that face onto the London Road (A1301) and they border the site. These houses are screened to some extent by the trees and vegetation within their garden boundaries.</p> <p>To the east in Aylesford Way a brick wall screens views into and from the site with a tall row of conifers within the site adding further screening. The residential properties in this cul-de-sac are therefore shielded from the sight of the industrial uses on the site but not from associated noises or other airbourne pollution from the industrial uses on the site. To the west are industrial units that are in close proximity with the terraced residential properties that are in Granta Terrace. These properties and units all share the same access road to the site.</p> <p>The site contains three large industrial buildings with the land around used for associated parking and storage. There are single storey commercial units in the north of the site which are smaller in scale than their neighbours and are located extremely closely to residential properties in Granta Terrace particularly the semi-detached property of No 5a and 6.</p> <p>Development of site would have a neutral effect on the landscape setting of Stapleford but a beneficial effect on the townscape because it would provide an opportunity to enhance the site which is currently in a commercial use with neighbouring residential uses to the east and north. Development of the site could have a positive impact on the setting of the Conservation Area in views from the open countryside and the river looking northwards towards the site.</p>

Can any issues be mitigated?	It should be possible to mitigate impacts of biodiversity features within and surrounding the site through careful design. Impact on Conservation Area would not support number of dwellings proposed therefore suggest reducing to about maximum of 24 dwellings + public open space.
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Infrastructure <i>(ie. and potential to mitigate)</i>	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Granta Terrace would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity –there would be no significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Cambridge waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	Stapleford has one primary school with a PAN of 40 and school capacity of 280, 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

	<p>Infrastructure Study, the County Council stated there were 58 surplus primary places in Stapleford taking account of planned development in Stapleford, 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 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.
Any other issues?	<p>The proposer provided the following information –</p> <p>The proposer has indicated that outdoor recreation i.e. open space, allotments would be included with the proposal for residential use.</p> <p>Recreational provision – public access to River Granta.</p>
Can issues be mitigated?	There is a need to upgrade some of the utility services serving the village.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	1.10ha
Site capacity (updated July 2013)	33
Density (updated July 2013)	30dph – to allow for buffer for noise

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Welch's Group Holdings Ltd
Legal constraints?	No
Is there market interest in the site?	Site has not been marketed but there has been interest from a developer.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately • The site could become available 2011-16

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16 – All 50 within this period. • Development period - 5 years
Are there any market factors that would significantly affect deliverability?	Existing uses to be relocated
Are there any cost factors that would significantly affect deliverability?	Flood risk attenuation, site remediation, planning obligations
Could issues identified be overcome?	Viability toolkit
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner</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>
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Site Assessment Conclusion
<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>

Status of Site in Proposed Submission Local Plan 2013
<p>Not allocated for development; Inside Development Framework.</p> <p>NOTE: The site has gained planning permission for residential development.</p>

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	29 - 35 and 32 London Road, Great Shelford
Category of site:	A development within the existing village development framework boundary.
Description of promoter's proposal	Approximately 21 dwellings
Site area (hectares)	0.55 ha
Site Number	187
Site description & context	<p>The site consists of two land parcels located in the centre of Great Shelford and Stapleford, and enclosed by residential properties. The two land parcels are either side of London Road.</p> <p>The southern land parcel is occupied by a car sales and maintenance garage. The northern land parcel is divided into customer car parking for the garage and dense scrubland with overgrown trees, shrubs and grass.</p>
Current or last use of the site	The site is currently occupied by a garage for car sales and maintenance, customer car parking and scrubland.
Is the site Previously Developed Land?	Partly.
Allocated for a non-residential use in the current development plan?	No.
Planning history	S/1564/01 (8 dwellings) – the planning application was dismissed on appeal in April 2002. The Inspector concluded that the proposed site layout would have a harmful effect on the living conditions of the neighbouring properties and character and appearance of the area, and would result in situations that would be harmful to the free flow of traffic and highway safety on London Road.

SHLAA (August 2013) Appendix 7i – Assessment of 2011 'Call for Sites' SHLAA sites

Rural Centre

Site 187 29-35 and 32 London Road, Great Shelford

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	S/2045/00 (residential development) – outline planning permission for residential development on the site was granted in February 2001.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	This site consists of two rectangular land parcels dissected by London Road, occupied by a car sales and maintenance garage, customer parking, and scrubland, located in the centre of Great Shelford and Stapleford. Planning permission has previously been granted for residential development on the northern land parcel. No strategic considerations have been identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area - the site is not within the Conservation Area, however it is approximately 80 metres from its boundary. Development of this site is likely to have an impact on the setting of the Conservation Area as it is currently open space and a garage within a residential area of widely spaced houses and green spaces on the approach to the Conservation Area. However, development of the site could result in possible enhancement of the area with development of similar form, spacing and landscaping to neighbouring houses. • Non-statutory archaeological site - the site is located between the historic cores of Stapleford and Great Shelford. Archaeological works could be secured by condition of planning permission.

Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features – the greatest impact likely to arise from development of this site is from the removal of scrub habitats which may be locally important for nesting birds in an otherwise built-up area. The site would benefit from tree planting and hedgerows.
Physical considerations?	<ul style="list-style-type: none"> Land contamination – the current land use appears to be commercial / industrial and therefore the site would require investigation. This can be dealt with by condition. Air quality – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. Noise issues – no obvious or apparent significant noise related issues, therefore no objection in principle. This site has a historical use as a garage and associated commercial parking. Allocating this site for residential development would be positive and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being - fully support. Some noise from London Road can be mitigated. Utility services – Anglian Water have advised that there are sewers crossing the site.
Townscape and landscape impact?	<p>The site is enclosed by existing built development; therefore there are no landscape considerations.</p> <p>Development of this site would not have any adverse impact on the townscape of this area.</p>
Can any issues be mitigated?	Yes – it should be possible to mitigate any impacts through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on London Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>

Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 21 dwellings could generate a need for early years places, a maximum of 7 primary school places and 5 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.

Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	0.37 ha
Site capacity (updated July 2013)	11 dwellings
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by Welch's Transport Ltd Retirement Benefit Scheme and Welch's Group Holdings Ltd.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed, however there has been interest from a developer.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately, as the existing use needs to be relocated. • The site could become available in 2011-16.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site in 2011-16.

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

Site Assessment Conclusion
Site with development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, this is for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Inside Development Framework.
NOTE: The site has gained planning permission for residential development.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	60-70 dwellings with public open space
Site area (hectares)	1.80 ha
Site Number	188
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and lies to the rear of the existing dwellings along Cambridge Road. The site adjoins Great Shelford Caravan and Camping Club and open countryside.</p> <p>The site includes a dwelling and garden, land used for the storage of caravans, agricultural buildings and an open grassed field. Mature trees and hedges on its northern, western and eastern boundaries screen the site.</p>
Current or last use of the site	The site is currently in residential, agricultural and storage use.
Is the site Previously Developed Land?	Partly.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	<p>The site was proposed for residential development through the Local Development Framework (Objection Site 50, June 2006). The site was considered in Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 21). The Council rejected the site for the following reasons, development of the site would:</p> <ul style="list-style-type: none"> • compromise the purposes of the Green Belt; and • be visible from a wide area, detracting from longer distance

SHLAA (August 2013) Appendix 7i – Assessment of 2011 'Call for Sites' SHLAA sites

Rural Centre

Site 188 Land south of Great Shelford Caravan and Camping Club, Great Shelford

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	<p>views of Cambridge.</p> <p>The Inspector examining the Local Plan 2004 concluded that this site forms part of the rural fringe of Great Shelford, within an area of mainly open land running down towards Hobson's brook, and that in his view there are no exceptional circumstances warranting the removal of the land from the Green Belt.</p>
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; and • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would encroach into the rural landscape separating the inner necklace villages from Cambridge, would change the linear character of this area of the village, and would increase the depth of the coalescence between Trumpington and Great Shelford.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Scheduled Monument – the site is located approximately 60 metres west of Scheduled Monument 57.
Tier 1 conclusion:	<p>The site is located on the north-western edge of Great Shelford and adjoins Great Shelford Caravan and Camping Club and open countryside. The site includes a dwelling and garden, land used for the storage of caravans, agricultural buildings and an open grassed field. The site is located approximately 60 metres west of Scheduled Monument 57 and falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting;

	<ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – crop marks to the west identify the location of enclosures of probable late prehistoric or Roman date, considered to be of national importance and designated as a Scheduled Monument (SAM 57). Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features – the greatest impact would arise from the loss of grassland habitat which may provide foraging habitat for species including bats and badgers. There are opportunities for habitat enhancement through the extension of hedgerows and small copse planting. • Agricultural land of high grade – the site includes grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – the current land use appears to be commercial / agricultural and therefore the site would require investigation. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the south west corner of the site adjoins an industrial / commercial use which was recently Elms & Scothall BMW (176-178 Cambridge Road). Might be possible to coexist but possible offsite noise impacts or statutory nuisances so requires careful consideration prior to allocation. Hours of use and deliveries are unknown. Noise not quantified so offsite 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 / moderate risk and no objection in principle. Some minor to moderate road traffic noise generation impact if access road off Cabbage Moor due to development related car movements.

<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately around the villages is varied. Development along Cambridge Road is characterised by its strong linear nature, with more recent infill behind, and transitional areas of enclosed fields and paddocks that soften the village edge. Beyond this is large-scale and expansive farmland that provides long views to the edge of Cambridge and White Hill ridge.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Cambridge Road is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, in particular the glimpses of the countryside from within the village.</p> <p>Development of this site would have some adverse impact on the townscape and landscape of this area, as it would create development contrary to the ribbon development character of this part of the village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.</p>
<p>Can any issues be mitigated?</p>	<p>No – it is not possible to mitigate the impacts on townscape and landscape. It should be possible to partly mitigate noise issues through careful design.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway. The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>

Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 60-70 dwellings could generate a need for early years places, a maximum of 25 primary school places and 18 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.

Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 1.62 ha)
Site capacity (updated July 2013)	None (if unconstrained 49 dwellings)
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by a single landowner.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land north-west of 11 Cambridge Road, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	6-8 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25 ha and the capacity will be tested through the assessment)
Site area (hectares)	1.41 ha
Site Number	205
Site description & context	<p>The site is located on the north-western edge of Great Shelford, and adjoins open countryside to the north-west and south-west. The site borders low density landscaped residential development to the south-east and linear residential development along Cambridge Road.</p> <p>The site is a rectangular agricultural field enclosed by mature trees and hedges.</p>
Current or last use of the site	The site is currently arable land.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The site was proposed for residential development, as part of an extension to the development framework, through the Local Development Framework (Objection Site 48, June 2006). The site was considered in Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 26). The Council rejected the site for the following reasons, development of the site would:</p> <ul style="list-style-type: none"> • compromise the purposes of the Green Belt; and • be detrimental to the character of this open area of frontage in

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	<p>this part of the village.</p> <p>The Inspector examining the Local Plan 2004 concluded that the Important Countryside Frontage designation reflects the way in which land with a strong rural character sweeps into abut Cambridge Road and that the designation emphasises the role of the Green Belt in preventing further encroachment into the countryside.</p>
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would change the linear character of this area of the village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<p>No.</p>
Tier 1 conclusion:	<p>The site is a rectangular agricultural field enclosed by mature trees and hedges, located on the north-western edge of Great Shelford. The site adjoins open countryside to the north-west and south-west. No strategic considerations have been identified that would prevent the site from being developed, however the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and

	<ul style="list-style-type: none"> • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – the site is approximately 150 metres north west of the Grade II listed Four Mile House and approximately 250 metres north west of the Grade II listed De Freville Farmhouse and barns (now converted to dwellings). Development of the site is likely to have an adverse effect on the settings of the listed buildings due to the loss of openness and of rural context on approach to the listed buildings and in the long views of listed buildings from the south west. • Conservation Area - the site is not within the Conservation Area, however it is 185 metres from its boundary. Development of this site is likely to have an adverse effect on the setting of the Conservation Area due to loss of prominent mature frontage and trees for access and loss of openness and rural context on the approach to the Conservation Area. • Non-statutory archaeological site – crop marks to the immediate west indicate the location of a ring ditch of probable Bronze Age date. Linear features are also present in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – there are trees with Tree Preservation Orders on the south-eastern and north-eastern boundaries of the site. The 2008 aerial photograph indicates that trees are still present on site and therefore they need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. • Important Countryside Frontage (ICF) – the site forms part of an ICF between 11 and 47 Cambridge Road. • Public Rights of Way – a public footpath runs from the boundary of the site (south of 8 Cambridge Road) to Granhams Road (south of 13 Granhams Road). • Biodiversity features – the greatest impact would arise from the loss of grassland habitat which may provide foraging habitat for species including bats and badgers. There are opportunities for habitat enhancement through the provision of wildflower meadows, small copse planting, and ponds which would compliment the large adjacent ponds (reported to be habitat for great crested newts). • Agricultural land of high grade – the site is grade 2 agricultural land.

<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious or apparent significant noise related issues, therefore no objection in principle. Noise from Cambridge Road can be mitigated by design and layout, which may influence density. An electricity substation in the northwest corner requires a noise assessment.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. Development along Cambridge Road is characterised by its strong linear nature, with more recent infill behind, and transitional areas of enclosed fields and paddocks that soften the village edge. Beyond this is large-scale and expansive farmland that provides long views to the River Cam / Granta.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Cambridge Road is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, in particular the glimpses of the countryside from gaps on Cambridge Road and those places where fields abut the road.</p> <p>Development of this site would have some adverse impact on the townscape and landscape of this area, as it would change the linear character of this area of village and result in further encroachment of development into the transitional area of enclosed fields that provide a softer edge to the village.</p>
<p>Can any issues be mitigated?</p>	<p>No – it is not possible to mitigate the impacts on the settings of the listed buildings and Conservation Area, and the townscape and landscape. The site is part of an Important Countryside Frontage.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the</p>

	<p>SRN.</p> <p>A junction located on Cambridge Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No Flood Risk Assessment has been provided.</p>
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 6-8 dwellings could generate a need for early years places, a maximum of 3 primary school places and 2 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned</p>

	admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 0.95 ha)
Site capacity (updated July 2013)	None (if unconstrained 29 dwellings)
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by the trustees of the estate of the late DL January.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land east of Hinton Way, north of Mingle Lane, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	200+ dwellings with public open space
Site area (hectares)	10.04 ha
Site Number	207
Site description & context	The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery. The site is an agricultural field with some hedges and trees along the boundaries.
Current or last use of the site	The site is in agricultural use as arable land.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	<p>The site was proposed for residential development through the Local Development Framework (Objection Site 49, June 2006). The site was considered in Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 23). The Council rejected the site as it is located within a very exposed, rural landscape where there is a very clear edge to the village and its development would result in a considerable backland development, which would be detrimental to the openness of the Green Belt and the character of the village in this area.</p> <p>The Inspector examining the Local Plan 2004 concluded that this site</p>

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Site 207 Land east of Hinton Way, north of Mingle Lane, Great Shelford

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	consists of attractive rising open agricultural land within the Green Belt and that there are no exceptional circumstances to justify diminution of this protection.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt, except for the four access points between existing properties off Hinton Way and Mingle Lane.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would change the linear character of this area of the village and result in backland development and encroachment into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	<p>The site is an agricultural field located on the eastern edge of Great Shelford to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery. No strategic considerations have been identified that would prevent the site from being developed, although the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.

Does the site warrant further assessment?	Yes
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Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the site adjoins the Conservation Area. Development of this site is likely to have an adverse effect on the Conservation Area due to intensification to create a vehicular entrance to the development adjacent to the Conservation Area. • Non-statutory archaeological site – the site is located on the north side of Stapleford's historic village core, north of the medieval parish church of St Andrew. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – there are some trees with Tree Preservation Orders along the southern boundary of the site. • Biodiversity features – the greatest impact arising as a result of development at this site would be the general loss of farmland habitats. There are opportunities for habitat enhancement through copse planting to compliment the woodland feel of the adjacent cemetery, the retention and enhancement of the scrubland, and additional hedgerow planting. • Agricultural land of high grade - the site includes grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious or apparent significant 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 location of site entrance - Mingle Lane.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. The eastern edge of the village is characterised by strongly rolling chalk hills with large arable fields rising from the village edge to a ridge.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Hinton Way is mainly residential ribbon development with very little original backland development, and in general the</p>

	<p>houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, including those from Hinton Way.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in considerable encroachment of built development into the strongly rolling chalk hills rising from the village edge and would create development contrary to the ribbon development character of this part of the village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the landscape and townscape. It should be possible to partly mitigate the impact on the setting of the Conservation Area through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – there is sufficient capacity at the waste water

	treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 200+ dwellings could generate a need for early years places, a maximum of 70 primary school places and 50 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 5.02 ha)
Site capacity (updated July 2013)	None (if unconstrained 151 dwellings)

Density (updated July 2013)	30 dph
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Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by a single landowner.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter indicates that the first dwellings could be completed on site in 2011-16. Phasing – the promoter has indicated that 100+ dwellings could be provided in 2011-16 and a further 100+ dwellings could be provided in 2016-21.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.

Economic viability?	Viability Category 1 Most viable sites
	This viability assessment is provided independent of any policy or 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.
	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.
	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).

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land to the north of Gog Magog Way, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	8 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25ha and the capacity will be tested through the assessment)
Site area (hectares)	0.32 ha
Site Number	208
Site description & context	<p>The site is situated on the north side of Gog Magog Way and follows the curve of the road at this point. It is adjacent to property No 41 to the west and new affordable housing in Chalk Hill to the east. Further south down Gog Magog Way there is a listed building located on the junction with Bar Lane – Stapleford Hall.</p> <p>The site is part of a large arable field with no clear distinctions within the field to mark the boundary of the proposed site.</p>
Current or last use of the site	Arable Field
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	Although the site itself is not allocated there is an allocation on the land to the south, (land on the opposite side of the road). This is a Special Policy Area SP/14 in the Site Specific Policies DPD. This allocation is adjacent to the Stapleford Recreation Area and it is intended as an expansion of this.
Planning history	<p>2007 – LDF - The site was proposed through the LDF process for residential development - Objection Site 111.</p> <p>2004 – Local Plan - The Inspector considered the site. He stated the following -</p>

	<p><i>‘...In my view there are no exceptional circumstances to justify removing the objection site from the Green Belt and including it within the village framework.</i></p> <p>1975 - An outline planning application (S/1194/75/O) was refused for the erection of a bungalow and garage on part of the site. The reasons for refusal included the site being within the Green Belt and outside the village.</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it’s setting:</p> <ul style="list-style-type: none"> The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the ‘Outer Rural Areas of the Green Belt’ as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>This site performs this function as it is within an area of open countryside providing separation between inner necklace villages. Development of the site would impact on the scale and character of the village. The site also has a rural character as it is not developed but part of a field on the edge of the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	The site is located on the edge of Stapleford, east of 41 Gog Magog Way on the north side of this road. The site is part of a large arable field. There is no physical feature to mark the northern boundary of the site within the field. To the east of the site is Chalk Hill, which is

	<p>an exception site that has been developed for housing. The site is opposite an allocation for an extension to the Stapleford Recreation Area.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Building – there is a grade 2 listed building located to the south at the junction of Bar Lane and Gog Magog Way – Stapleford Hall.(80 metres distance). Setting of Stapleford Hall would be affected if site were to be developed. Adverse effect on setting of LB due to loss of openness and functional rural setting and in loss of significant green hedging in streetscape. • Non-statutory archaeological site - the site is located close to the historic core of the village with evidence of medieval activity in the area. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the northern half of the site is Grade 2 / the southern half is defined as urban.
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - No obvious noise related issues, therefore no objection in principle • Topography issues - Flat field

<p>Townscape and landscape impact?</p>	<p>The site is located on the eastern side of Stapleford, which is within the Granta Valley Landscape Character Area but close to the Gog Magog Chalk Hills.</p> <p>The site is north of Gog Magog Way, which is on the northern edge of Stapleford. There are large properties to the west of the site with mature gardens and there is a clear edge to the urban form in this part of the village. The road adjoining the site has high hedgerows on both sides with mature trees and is rural in character. Development of the site would be likely to impact on this green character. The listed building – Stapleford Hall – is located on the junction of this road and Bar Lane and its presence adds to the character of the area.</p> <p>New affordable housing in Chalk Hill has recently been developed to the east. These residential properties look into the site through the boundary hedge.</p> <p>The well-established hedge with mature trees that forms the boundary adjacent to Gog Magog Way screens views into the site. If this site were to be developed it is likely that there would be an extensive loss of this mature hedging due to the curve of the road. Views south from the site are onto an important green finger of land that extends into the urban form of Stapleford. The South Cambridgeshire Village Capacity Study (SCVCS) 2002 identified this land as 'enclosed farmland'. Part of this land has been allocated as an extension to the Stapleford Recreation area.</p> <p>The site is part of a large field that is screened by the hedgerow alongside Gog Magog Way. The land stretches out into open countryside and is distinct from the urban area of Stapleford.</p> <p>Development of this site would have an adverse effect on the landscape setting of Stapleford because it would reduce the rural character of this edge of the village and would impact on the setting of a listed building</p>
<p>Can any issues be mitigated?</p>	<p>N/A</p>

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

	<p>sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Gog Magog Way would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site</p>
Utility services?	<ul style="list-style-type: none"> • Electricity –there is no significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage –there is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Stapleford has one primary school with a PAN of 40 and school capacity of 280, 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 58 surplus primary places in Stapleford taking account of planned development in Stapleford, 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 8 dwellings could generate a need for early years places and a maximum of 3 primary school places and 2 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission</p>

	numbers, which may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.
Any other issues?	The proposer provides the following information - Our client's land is well related to the other development within Stapleford and could reasonably be considered as infilling between the existing dwellings to the west, and farm buildings to the east. The development of the site would result in the logical rounding off of the village framework boundary along the north side of Gog Magog Way. The land is well located in relation to village facilities, being near to the existing recreational area, which is opposite (to the south) the site. The development of the site would provide much needed housing (including affordable provision), help support local facilities and form an integral part of the streetscene.
Can issues be mitigated?	NA
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.24ha)
Site capacity (updated July 2013)	7
Density (updated July 2013)	30dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	A single landowner. No constraints

Legal constraints?	None
Is there market interest in the site?	No
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	N/a
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land east of Hinton Way, Great Shelford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	60-80 dwellings with public open space
Site area (hectares)	1.97 ha
Site Number	212
Site description & context	<p>The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east.</p> <p>The site is a rectangular agricultural field with hedges and trees along the north-eastern boundary.</p>
Current or last use of the site	The site is currently in use as a paddock.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	The site was proposed for residential development through the Local Development Framework (Objection Site 51, June 2006). The site was considered in Site Specific Policies DPD: Responding to the Housing Shortfall in October 2008 (site 22). The Council rejected the site as it is located within a very exposed, rural landscape where there is a very clear edge to the village and its development would result in a considerable backland development, which would be detrimental to the openness of the Green Belt and the character of the village in this area.

	The Inspector examining the Local Plan 2004 concluded that this site consists of attractive rising open agricultural land within the Green Belt and that there are no exceptional circumstances to justify diminution of this protection.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. Development in this location would change the linear character of this area of the village and result in backland development and encroachment into the transitional area of enclosed fields that provide a softer edge to the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	<p>The site is a rectangular agricultural field located on the eastern edge of Great Shelford to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east. No strategic considerations have been identified that would prevent the site from being developed, although the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.

Does the site warrant further assessment?	Yes
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Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site – the site is located close to the historic village cores of Stapleford and Great Shelford. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features – no significant impact upon biodiversity is thought to arise from development at this site, however there are opportunities for habitat creation through the planting of tree belts and hedgerows. • Agricultural land of high grade – the site includes grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious or apparent significant noise related issues, therefore no objection in principle.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. The eastern edge of the village is characterised by strongly rolling chalk hills with large arable fields rising from the village edge to a ridge.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Hinton Way is mainly residential ribbon development with very little original backland development, and in general the houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, including those from Hinton Way.</p> <p>Development of this site would have some adverse impact on the landscape and townscape of this area, as it would result in the encroachment of built development into the strongly rolling chalk hills rising from the village edge and would create development contrary to the ribbon development character of this part of the village.</p>
Can any issues be mitigated?	In part – it should be possible to partly mitigate the impact on the landscape and townscape through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>The promoter has indicated that access will need to be secured from the adjoining landowner who is also promoting development.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the

	<p>County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 60-80 dwellings could generate a need for early years places, a maximum of 28 primary school places and 20 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	No – there is no access to the site. It should be possible to secure capacity in education facilities and major utilities through improvements and upgrades.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 1.77 ha)
Site capacity (updated July 2013)	None (if unconstrained 53 dwellings)
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by a single landowner.
Legal constraints?	The promoter has indicated that access will need to be secured from the adjoining landowner.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite</p>

	<p>facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land at Gog Magog Way / Haverhill Road, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10-15 dwellings with potential for additional community uses and outdoor recreation on adjoining land
Site area (hectares)	0.38 ha
Site Number	253
Site description & context	<p>The site is to the north of houses in Haverhill Road on the edge of Stapleford. There is no boundary fence or hedge adjacent to the road. Across the Haverhill Road to the west of the site is the junction of Gog Magog Way. Residential properties and associated garages are on the west side of Haverhill Road and on the south side of junction is Stapleford Recreation Ground.</p> <p>The site is part of a large arable field. The boundaries of the site to the north and east are the same as those for the residential properties adjoining it – i.e. it does not extend further than the built up property line of the urban form adjacent to it.</p>
Current or last use of the site	Arable Farm Land
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None

Source of site	Site suggested through call for sites
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Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purpose and functions. Stapleford is one of the inner necklace villages within the 'Outer Rural Areas of the Green Belt' as defined in the Landscape Design Associates Green Belt Study (2002).</p> <p>This site performs this function as it is within an area of open countryside providing separation between inner necklace villages. Development of the site would impact on the scale and character of the village. The site being part of the surrounding countryside of the village has a rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	<p>The site is located on the northeastern edge of Stapleford within the Green Belt. The site is to the north and adjacent to residential properties in Haverhill Road and opposite to garages and houses to the west that form the north eastern edge of the built up area of Stapleford. The site is part of a large arable field in open countryside.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> To prevent coalescence between settlements and with Cambridge. The distribution, physical separation, setting, scale and character of Green Belt villages

	<ul style="list-style-type: none"> • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed buildings – 57 Bar Lane (Stapleford Hall) is a grade 2 listed building to the north of the site (300metres distance) - Setting of LB Stapleford Hall - would have some adverse effect on setting of Listed Building due to loss of openness, wooded backdrop and functional rural setting in limited views to North East. • Non-statutory archaeological site - cropmarks indicate the location of enclosures of probable late prehistoric or Roman date to the south and southeast. The County Archaeologists would require further information in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity Features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site is on Grade 2 land.
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - No obvious noise related issues, therefore no objection in principle. • Topography issues - Flat field
Townscape and landscape impact?	<p>The site is located on the north eastern edge of Stapleford, which is within the Granta Valley Landscape Character Area but close to the Gog Magog Chalk Hills.</p> <p>The site is located in a corner of a large arable field within the open countryside. There is no boundary fence or hedge adjacent to the road, which further enhances the openness of the views into and from the site, which are wide and clear. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 recognises the long views to distant rolling chalk hills from this point of the village.</p>

	<p>The site is to the north of residential properties in Haverhill Road, which form the north-eastern extent of the built up area in this part of Stapleford. The SCVCS identifies this as being an approach into Stapleford which has a harsh edge – very abrupt transition. These residential properties are in a linear form with front and rear gardens. The garages and houses to the west of the site are low level in design. There is a clear urban edge to this part of Stapleford. The recreation ground provides an open green space – views from this area across the site look out into open countryside – a vast flat field that extends to the horizon.</p> <p>Across the Haverhill Road to the west of the site is the junction of Gog Magog Way. Residential properties and associated garages on the west side of Haverhill Road are within the Green Belt and on the south side of junction is Stapleford Recreation Ground – a green finger of land that combines with the land of Greenhedge Farm to extend into the urban form of Stapleford. The SCVCS identifies this area as ‘enclosed farmland’.</p> <p>Development of this site would have an adverse effect on the landscape setting of Stapleford because the site is part of a field within the open countryside on the edge of the village.</p>
Can any issues be mitigated?	No – site is part of a field that is within open countryside.

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Haverhill Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority’s opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - there is no significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution

	<p>zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis.</p> <p>Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Stapleford is a settlement served by gas and since the proposed site is for less than 150 dwellings this is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage –there is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Stapleford has one primary school with a PAN of 40 and school capacity of 280, 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 58 surplus primary places in Stapleford taking account of planned development in Stapleford, 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 need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Limited capacity at Health Centre in Great Shelford – Extra space being funded by Hauxton Section 106.
Any other issues?	The proposer has included the following information – The proposal would include community uses and outdoor recreation e.g. public open space, allotments.
Can issues be mitigated?	Need for upgrading of utility services serving village.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.38ha)
Site capacity (updated July 2013)	11 dwellings
Density (updated July 2013)	30dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Owned by a trust
Legal constraints?	None
Is there market interest in the site?	N/a
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	There are no known constraints, which would affect the delivery or viability of the site. It is considered that there would be strong market demand in the site.

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

Site Assessment Conclusion
Site with no development potential

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Great Shelford & Stapleford
Site name / address	Land at Hinton Way, Stapleford
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	15+ dwellings
Site area (hectares)	1.21 ha
Site Number	262
Site description & context	<p>The site is located on the north-eastern edge of Great Shelford and adjoins linear residential development to the south west. The site borders open countryside to the west, north east and south east. To the north of the site is a well wooded area including three residential properties and the remains of a former country house and hotel.</p> <p>The site is part of an agricultural field bounded by hedges and trees.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within an area identified for improved landscaping as part of the Cambridge Southern Fringe Area Action Plan (Policy CSF/5) to mitigate the impact of the Trumpington Meadows development. The area will also provide improved public access to the countryside through the creation of new footpaths, cycle paths and bridleways.
Planning history	None relevant.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions. The rural landscape between Great Shelford and Cambridge plays a critical role in preserving the separate identity of the village and the immediate landscape setting of the Cambridge. Development in this location would change the agricultural character of this approach to the village and result in encroachment of development into the strongly rolling chalk hills rising from the village edge to a ridge.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No.
Tier 1 conclusion:	<p>The site is part of an agricultural field, located on the north-eastern edge of Great Shelford. No strategic considerations have been identified that would prevent the site from being developed, although the site falls within an area where development would have some adverse impact on the Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; • Prevents coalescence between settlements and with Cambridge; • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – the site is approximately 480 metres west of the Grade II listed dwelling ‘The Towers’ and approximately 550 metres west of the Grade II* listed dwelling ‘Middlefield’. Development of this site is likely to have some adverse effect on the setting of the listed buildings due to the loss of separation between the hamlet including the listed buildings and the villages of Great Shelford and Stapleford. • Non-statutory archaeological site – archaeological works to the west have identified evidence for prehistoric activity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features (chalklands) – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Great Shelford and Stapleford as being set within a chalkland landscape of rolling hills and long views across arable fields. However the more local landscape setting immediately surrounding the villages is varied. The north-eastern edge of the village is characterised by strongly rolling chalk hills with large arable fields rising from the village edge to a ridge. The Hinton Way approach to the village is dominated by its agricultural character.</p> <p>Great Shelford Village Design Statement (2004) describes the village as being set in a rolling chalk landscape and blessed with mature trees and ‘wild’ areas, ensuring that it is still more village in character than suburb. Hinton Way is mainly residential ribbon development with very little original backland development, and in general the</p>

	<p>houses have long gardens giving on to agricultural land. The Village Design Statement seeks to protect the scenic views to and from the village, including those from Hinton Way.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in the encroachment of built development into the strongly rolling chalk hills rising from the village edge and would change the agricultural character of this approach to the village.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impact on the townscape and landscape. It should be possible to partly mitigate the impact on the listed buildings through careful design.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity of approximately 8,900 dwellings on 54 sites), the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Hinton Way would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the 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 the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Great Shelford and Stapleford are already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.

	<ul style="list-style-type: none"> Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Great Shelford and Stapleford have two primary schools with a PAN of 80 children and school capacity of 560 children, and lies within the catchment of Sawston Village College with a PAN of 230 children and a school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there were 41 surplus primary school places in the two primary schools taking account of planned development, and a small deficit of 25 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 15+ dwellings could generate a need for early years places, a maximum of 5 primary school places and 4 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require an expansion of Sawston Village College and/or the provision of a new school.</p>
Health facilities capacity?	Shelford Medical Practice – is currently accepting new patients but has limited physical capacity to expand.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 1.09 ha)
Site capacity (updated July 2013)	None (if unconstrained 33 dwellings)

Density (updated July 2013)	30 dph
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Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by a single landowner.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	Viability Category 1 Most viable sites This viability assessment is provided independent of any policy or

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

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside Development Framework; Green Belt.