

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

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

Index of Sawston Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 023	Land between 66 & 68 Common Lane, Sawston	14 dwellings	584
Site 044	Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)	149 dwellings	590
Site 116	Land Rear of 41 Mill Lane, Sawston	32 dwellings	597
Site 126	Land at Cambridge Road, Sawston	572 dwellings	603
Site 153	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston	80 dwellings	611
Site 154	Land at Grove Road / West Way, Dales Manor Business Park, Sawston	117 dwellings	617
Site 178	Land east of Sawston	160 dwellings	623
Site 230	Mill Lane, Sawston	40 dwellings	631
Site 252	Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston	194 dwellings	637
Site 258	Land south of Babraham Road, Sawston	104 dwellings	644

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Sawston
Site name / address	Land between 66 & 68 Common Lane, Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	House building, 18+ dwellings
Site area (hectares)	0.5 hectares
Site Number	023
Site description & context	Grazing land on the north side of Common Lane bounded by a riding school to the west, agricultural to the north, with bungalows to the east. The site boundary is formed by hedges to the south, west and north. Running down the eastern flank is a paved track giving access to an Anglian Water pumping station adjacent to the north east corner of the site. Existing vehicular access to Common Lane.
Current or last use of the site	Front quarter of the site is unused grazing land, the remainder of the site has been used since 2009 by the adjoining riding stables for grazing.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2008. Responding to a Housing Shortfall assessment – As part of site WL15 the site was considered and rejected because the sequential test to flood risk required by PPS25 means that this site should only be considered if sites in Zone 1 were not reasonably available.
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?	<ul style="list-style-type: none"> Flood zone - The site lies within Flood Zone 2, assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%). PPS 25 Table D 2 confirms that houses can be appropriate in this zone. Minerals and Waste LDF designations (Core Strategy designations only). Site within Mineral Safeguarding Area (sand and gravel).
Tier 1 conclusion:	The site comprises a small enclosed field between 66 & 68 Common Lane, Sawston, to the south west of the village adjoining the existing development framework boundary. The site is not within the Green Belt, lies in Flood Zone 2 and is located within a Mineral Safeguarding Area for sand a gravel.
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 sites - The site is located to the west of the medieval moated site Huntington's Manor. 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 – TPO to north-western corner of the site (C/11/17/081/02). Biodiversity features – The greatest impact from development at this site would result from the loss of grassland and hedgerow habitats potentially leading to a local decline in bird species. Opportunity for habitat linkage/enhancement/restoration including woodland planting, retention of ditches/watercourses and some grassland.
Physical considerations?	<ul style="list-style-type: none"> Ground Water Source Protection Zone 2. Land contamination - possible storage of unknown materials in south of site, requires assessment, can be conditioned. Malodour: Sewage Pumping Station nearby to north east corner. Site may require an odour impact / risk assessment- moderate risk.
Townscape and landscape impact?	The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the

	<p>floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301.</p>
Can any issues be mitigated?	Yes, through the retention of boundary hedgerows and trees.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to Common 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 - 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 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 capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.

School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 18 dwellings could generate a need for early years places, and a maximum of 6 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None
Can issues be mitigated?	In Part. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301, this could be mitigated by the retention of boundary hedgerows and trees. 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.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	0.45 ha
Site capacity (updated July 2013)	14 dwellings.
Density (updated July 2013)	30 dph net.

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?	No, 4 family owners.
Site ownership status?	The site is in the ownership of family members, who jointly have proposed the site for development.
Legal constraints?	Majority of site leased as grazing to the Riding School on a 51 week grazing lease from July 2011.
Is there market interest in the site?	The site has not been marketed and there has been no developer interest in it.
When would the site be available for development?	The site is not available immediately, but the owners state it could become so from July 2012.

Achievability	
Phasing and delivery of the development	The promoter has indicated that the site could be developed in the period 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	No identified issues.

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

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside 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	Sawston
Site name / address	Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development for 264 dwellings
Site area (hectares)	6.57 hectares
Site Number	044
Site description & context	Two large fields, bounded by low hedges and trees located to the south-west of the village adjoining the A1301. Existing vehicular access to Mill Lane. Adjoins residential to the north-east. Adjoins site 230.
Current or last use of the site	Agricultural.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2009. Site Specific Policies DPD Inspectors Report – rejected allocation of sites at Mill Lane on grounds of lack of need.
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 <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 an adverse impact on Green Belt purposes and functions, by having a detrimental impact upon the setting of Sawston. This site separates the village from the A1301 providing a green foreground to views towards the village which in this location has a soft attractive green edge, and by causing a loss of rural character.</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 - Approximately 2/3rd of the site lies within Flood Zone 2, assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%). PPS 25 Table D 2 confirms that houses are appropriate in this zone. The remaining part of the site adjoining the western boundary lies within Flood Zone 3a, with a 1 in 100 or greater annual probability of river flooding (>1%). Table D2 confirms that houses are not appropriate in this zone. • Minerals and Waste LDF designations (Core Strategy designations only) - Great majority of the site within Mineral Safeguarding Area (sand and gravel).
Tier 1 conclusion:	<p>The site comprises two large fields, bounded by low hedges and trees located to the south-west of the village adjoining the A1301. 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"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The majority of site is within Flood Zone 2, but approximately one third is within Flood Zone 3a where housing is not appropriate. Almost all of the site is within a Mineral Safeguarding Area for sand and gravel.</p>
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 - Within setting of 28 Mill Lane (LB Grade II). Some adverse effect due to loss of openness and rural approach to this part of the village. Non-statutory archaeological site - The site is located to the east of the nationally important Iron Age ringwork Borough Hill (SAM24407). 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 – TPO to southern boundary of the site 2008 Aerial data show trees still present on the boundary of the site and will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. Strong tree belt to north of Mill Lane is protected by a TPO. Presence of protected species? - The greatest impact from development of this site would be the loss of grassland possibly affecting the foraging habitat of bats. Opportunity for habitat linkage/enhancement/restoration including woodland planting, retention of ditches/watercourses and some grassland.
Physical considerations?	<ul style="list-style-type: none"> Ground Water Source Protection Zone 2 Noise issues - The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road and a mainline railway to west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation which may include berms and noise barriers.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>A strong belt of trees to north of site continues to the immediate south of the Mill Lane onto this site, the whole helping to form a distinctive soft green edge to the village.</p>

	Development of this site would have a significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the west of the village where it would adjoin the A1301. The current open green setting and soft edge to the village to the west would be lost.
Can any issues be mitigated?	No, the impact upon the landscape setting of the village in this location is incapable of mitigation.

Infrastructure	
Highways access?	A junction located on Mill Lane would be acceptable to the Highway Authority, but not on to the A1301. The proposed site is acceptable in principle subject to detailed design.
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 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 capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 264 dwellings could generate a need for early years places, 92 primary school places and 66 secondary places.</p>

	After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None
Can issues be mitigated?	In Part. Trees around the site boundary of the site will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road and a mainline railway to west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. However residential use is likely to be acceptable with careful noise mitigation which may include berms and noise barriers. 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.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (4.97 ha. One third of site in flood zone 3, remainder in flood zone 2).
Site capacity (updated July 2013)	149 dwellings if development in flood zone 2 is possible.
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 including flood risk, impact on Green Belt purposes, and impact on landscape setting.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Yes, no ownership constraints
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed and there is no known interest from a developer.
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?	None known
Are there any cost factors that would significantly affect deliverability?	Flood risk.
Could issues identified be overcome?	Unknown.
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	Sawston
Site name / address	Land Rear of 41 Mill Lane, Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential / live work units
Site area (hectares)	1.59 hectares
Site Number	116
Site description & context	Rough pastureland with agricultural buildings. Enclosed by residential to the northern, eastern and southern boundaries. Boundary hedges with trees. Existing vehicular access to Mill Lane.
Current or last use of the site	Vacant farm land with farm buildings. Landowner states that the use ceased in 1995.
Is the site Previously Developed Land?	Includes one residential property.
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>2009. Site Specific Policies DPD Inspectors Report– rejected allocation of sites at Mill Lane on grounds of lack of need.</p> <p>1988. Planning permission refused for residential development of 31 houses and 5 bungalows (S/2832/88/F) because such development would be contrary to development plan policy, impact of peripheral development on the surrounding countryside, and capacity of sewage works and pumping station.</p> <p>2008. Responding to a Housing Shortfall assessment – As site 031 the site was considered and rejected because the sequential test to flood risk required by PPS25 means that this site should only be considered if sites in Zone 1 were not reasonably available.</p>

Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites
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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?	<ul style="list-style-type: none"> • Flood zone - The site lies within Flood Zone 2, assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%). PPS 25 Table D 2 confirms that houses are appropriate in this zone. • Scheduled Monument - The site is located to the east of the nationally important Iron Age ringwork Borough Hill (SAM24407). Further information would be necessary in advance of any planning application for this site. • Minerals and Waste LDF designations (Core Strategy designations only). Approximately half of the site is within a Mineral Safeguarding Area (sand and gravel).
Tier 1 conclusion:	The site comprises a small enclosed field to the rear of 41 Mill Lane, Sawston to the south west of the village adjoining the existing development framework boundary to the north, east and south. The site is not within the Green Belt, lies in Flood Zone 2 and is partly located within a Mineral Safeguarding Area for sand and gravel.
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 - Within setting of 28 Mill Lane (LB Grade II). Some adverse effect due to loss of openness and rural approach to this part of the village. • Non statutory archaeological site - The site is located to the east of the nationally important Iron Age ringwork Borough Hill (SAM24407). 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 – TPOs to western, northern and eastern boundaries. TPO's on access into site in the ownership of 47 Mill Lane potential to be compromised - TPO on west boundary trees present on 2008 aerial data however they are Elms and may not be the trees seen - TPO on eastern boundary. Trees around the boundary of the site will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. • Public Rights of Way – a path runs along part of the eastern boundary of the site.

	<ul style="list-style-type: none"> Biodiversity features - The greatest impact from development at this site would result from the loss of open grassland habitat which may be important as foraging habitat for bats and badgers. Opportunity for habitat linkage/enhancement/restoration – woodland to south, watercourses/ditches.
Physical considerations?	<ul style="list-style-type: none"> Ground Water Source Protection Zone 2 Land contamination possible as farmland. Could be dealt with by condition. Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from a path on the eastern boundary and adjoining residential.</p>
Can any issues be mitigated?	Yes, provided that the trees and hedges present on the boundaries are retained in accordance with best practice and guidance.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to Mill 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 - 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 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

	<p>developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.
Drainage measures?	FRA submitted which concludes that residential development is possible.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40 dwellings could generate a need for early years places, 14 primary school places and 10 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None.
Can issues be mitigated?	<p>In Part. Trees around the boundary of the site will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from a path on the eastern boundary and adjoining residential, such impact can be mitigated by retention of the trees and hedges present on the boundaries in accordance with best practice and guidance. 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</p>

	necessary this will be funded by the developer.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	1.07 ha
Site capacity (updated July 2013)	32 dwellings
Density (updated July 2013)	30 dph net

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?	Landowner, no ownership constraints.
Legal constraints?	None
Is there market interest in the site?	Not marketed, landowner states there has been developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> The promoter has indicated that the site is available immediately.

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

Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No identified issues.
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 potential suitability for development. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside 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	Sawston
Site name / address	Land at Cambridge Road, Sawston.
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Residential-led mixed use development with a range of non-residential uses including employment, retail, commercial uses and community uses that compliment the scale of residential development proposed whilst also serving the existing local community, e.g. land for a new primary school.
Site area (hectares)	38.14 hectares
Site Number	126
Site description & context	A large triangular field to the north east of the village, which it adjoins at Sawston Village College. Agricultural buildings to south-east corner. Site bounded by low hedgerows. The land is undulating, with the highest point being at the midpoint along the boundary with Cambridge Road. Adjoins site 252.
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	<ul style="list-style-type: none"> • Site suggested through call for sites

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

Rural Centre

Site 126 Land at Cambridge Road, Sawston

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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>Development of the site would have a significant adverse impact on Green Belt purposes and functions. It would reduce the separation between Sawston and Stapleford from 1,800 metres to 900 metres, and have a detrimental impact upon the setting, scale and character of Sawston by significantly increasing the footprint of the village out into the open rural countryside, by the loss of the wide views down into the village from the north to a well wooded soft green edge, and by causing a loss of rural character.</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"> • SSSI - Within 200 metres of Dernford Fen SSSI • Scheduled Monument - The site is located to the north-east of the nationally recognised Iron Age ringwork Borough Hill (SAM24407). There is also evidence for a Saxon Cemetery in the vicinity. Further information would be necessary in advance of any planning application for this site. • Much of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report.
Tier 1 conclusion:	<p>A large triangular field to the north east of the village, which it adjoins at Sawston Village College. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Much of the site is within the WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. This establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site.</p>

Does the site warrant further assessment?	No, due to significant adverse impact on Green Belt purposes and functions, and because much of the site falls within a WWTW Safeguarding Area where there is a presumption against allowing development that would be occupied by people.
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Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings - Adverse effect on setting of Sawston Village College (Grade II LB) due to loss of rural backdrop. Prominent on approach to village.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders - Linear TPO running south from southern boundary of the site. • Public Rights of Way - PROW crosses northern part of site horizontally. • Biodiversity features - The greatest impact from development at this site would result from the loss of open grassland habitat which may be important as foraging habitat for bats and badgers. Opportunity for habitat linkage/enhancement/restoration – woodland and hedgerows. Dernford Fen SSSI within 200m, its hydrological connection must be fully investigated so as not to affect quality or quantity of water supply. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 2
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - agricultural / farm use in east corner, requires assessment, can be conditioned • Air quality issues – malodour - Sawston sewage treatment works with open trickle beds is in close proximity to the east of the site approx 100m away. A large part of site within 400 metres of a Waste Water Treatment Works and so may be subject to offensive odours. • Air quality issues - the site 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 - the west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road to east. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and

	<p>extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing Roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle.</p> <ul style="list-style-type: none"> • Noise issues - Recreation - the site will be immediately adjacent to an existing MUGA to the South at Sawston Village College Sports Centre. Such short distance separation unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by MUGA and depending on hours of use high-level impact noises etc. likely to be moderate to major significant noise related issues. Could be developed by s106 obligation off site mitigation measures and subject to careful design and layout. Site should not be allocated until these issues have been considered and mitigation options feasibility etc. • Other environmental conditions (e.g. fumes, vibration, dust) - artificial Lighting - There is A MUGA to the South at Sawston Village College Sports Centre and any floodlighting and hours of use could cause a light nuisance. Requires assessment but could be mitigated offsite by s106 agreement. • Utility services – an electricity pylon line crosses the site. The site is adjacent to a large telecommunications mast / tower with numerous antennae and base stations to the east on or next to Sawston Sewage Works. The Health and Safety Executive generally has the enforcement responsibility at telecommunication and broadcasting masts for legislation safeguarding the health and safety of the general public from such EMF sources. The HSE and Health Protection Agency should be contacted for advice on the suitability of this site for residential.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a soft green edge of hedgerows, and mature gardens forming a distinctive soft rural edge to the village.</p> <p>Development of this site would have a significant adverse impact on the landscape setting of Sawston by introducing built development</p>

	into open fields to the north west of the village where it would adjoin the A1301. The approach to the village from the north would be dominated by urban development on the site.
Can any issues be mitigated?	The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road and a mainline railway to west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. However residential use is likely to be acceptable with careful noise mitigation which may include berms and noise barriers. Noise and light nuisance from MUGA on school site to south could be mitigated by off-site measures.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to the A1301 would be acceptable to the Highway Authority with a properly constructed junction to access the development. 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 - Not supportable from existing network. Significant reinforcement and new network required. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within 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 capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is capacity at the WWTW however the numbers attributed to this development site are unknown. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required

	will be funded by the developer. Cordon sanitarie around existing WWTW.
Drainage measures?	No issues identified.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a need for early years places, primary school places and secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	The promoter states that given the size of the site, there is an opportunity to accommodate a range of non-residential uses that compliment the scale of residential development proposed whilst also serving the existing local community. This could include land for a new primary school, extensions to create enhanced education provision (i.e. reinforcing the education-hub at Sawston Village College), creation of a green corridor along the A1301 to assist improved public access and biodiversity whilst providing a landscaped screen from the road to the new development.
Can issues be mitigated?	In Part. The west of the site is bounded by and runs parallel to the relatively busy A1301 and Cambridge Road and a mainline railway to west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. However residential use is likely to be acceptable with careful noise mitigation which may include berms and noise barriers. Noise and light nuisance from MUGA on school site to south could be mitigated by off-site measures. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	19.07 ha assuming open space uses provided in the WWTW 400 metre cordon sanitaire.
Site capacity (updated July 2013)	572 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 including impacts on Green belt purposes, townscape and landscape, and the proximity to the WWTW.
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Availability

Is the land in single ownership?	Yes
Site ownership status?	Cambridgeshire County Council.
Legal constraints?	There are no legal constraints.
Is there market interest in the site?	The site has not been marketed, no developer interest.
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?	Proximity to WWTW.

Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No
Economic viability?	For strategic scale sites (new settlements and large urban extensions) much depends upon the extent, cost and phasing of the infrastructure to be funded by the development, the amount of housing that can actually be accommodated on site, and the timing of its provision in relation to that of the accompanying infrastructure. Such variables are currently unknown or unclear and so the viability of such sites cannot be appraised at this time.

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 (Note: Site forms part of a larger site (312), which has been updated)
Location	Sawston
Site name / address	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston
Category of site:	A development within the existing village development framework boundary.
Description of promoter's proposal	Housing development.
Site area (hectares)	3.56 hectares
Site Number	153
Site description & context	The site is occupied by a variety of commercial buildings and open storage areas. The site is bounded by hedges and a wood on three sides, arable to the north, residential to the south and a continuation of the employment area to the south-east. Vehicular access to Babraham Road currently lies approximately 470 metres away through the employment area. Adjoins site 154.
Current or last use of the site	Employment land not currently in use.
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	2011. Planning permission granted for 27 industrial and warehousing units (S/1962/10). Various other planning permissions of a commercial nature.
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?	None
Tier 1 conclusion:	Part of a larger employment area, site not currently in use, adjoining residential to the south. Not subject to strategic considerations which may make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	A moated site of medieval date is recorded to the west and enclosures of probable late prehistoric date are known to the south. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - No significant biodiversity impact is thought to arise as a result of development at this site. Opportunity for habitat linkage/enhancement/restoration – woodland reinforcement and associated grassland.
Physical considerations?	<ul style="list-style-type: none"> Land contamination - commercial / industrial use, requires assessment, can be conditioned. Noise issues - the site is currently part of Dales Manor Business Park / Industrial Estate. East of the site is bounded by medium to large sized industrial type units / uses including a Concrete Batching Process and a Tarmac Processing uses and warehouse type uses. These are unlikely to be considered compatible uses. Noise, odour and dust are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be

	<p>effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. Env 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, odour and dust constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking odour and noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.</p> <ul style="list-style-type: none"> • Utility services – sewers cross the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.</p>
Can any issues be mitigated?	Uncertain.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to Fairfields (on the residential estate to the south) would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>

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 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 capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places, 35 primary school places and 25 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None
Can issues be mitigated?	Yes. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

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

Capacity	
Developable area	2.67 ha
Site capacity (updated July 2013)	80 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 including noise from the adjoining industrial estate.

Availability	
Is the land in single ownership?	No, there are 2 landowners.
Site ownership status?	Landowners.
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed, no developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

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

Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
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
<p>Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.</p> <p>Note: Forms part of Site 312, which has been updated.</p>

Status of Site in Proposed Submission Local Plan 2013
Allocated for development; 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 (Note: Site forms part of a larger site (312), which has been updated)
Location	Sawston
Site name / address	Land at Grove Road / West Way, Dales Manor Business Park, Sawston
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	Housing development
Site area (hectares)	5.19 hectares
Site Number	154
Site description & context	The site is occupied by a two commercial buildings and open storage areas. The site is bounded by hedges on two sides to the west and a continuation of the employment area. Vehicular access to Babraham Road currently lies approximately 280 metres away through the employment area. Adjoins two storey residential to the south-west. Adjoins site 153.
Current or last use of the site	Employment and employment land not currently in use
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	1967. Planning permission for erection of warehouse and associated offices. Subsequent planning permissions in 1978 and 1997 to vary use to industrial.
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?	None
Tier 1 conclusion:	Part of a larger employment area, site not currently in use, adjoining residential to the south and west. Not subject to strategic considerations which may make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	A moated site of medieval date is recorded to the west and enclosures of probable late prehistoric date are known to the south. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - No significant biodiversity impact is thought to arise as a result of development at this site. Opportunity for habitat linkage/enhancement/restoration – woodland reinforcement and associated grassland.
Physical considerations?	<ul style="list-style-type: none"> Majority of site within Ground Water Source Protection Zone 3 Land contamination - commercial / industrial use, requires assessment, can be conditioned Noise issues - the site is currently part of Dales Manor Business Park / Industrial Estate. East of the site is bounded by medium to large sized industrial type units / uses including a Concrete Batching Process and a Tarmac Processing uses and warehouse type uses. These are unlikely to be considered compatible uses. Noise, odour and dust are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial

	<p>units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. Env 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, odour and dust constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking odour and noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance.</p> <ul style="list-style-type: none"> • Utility services – sewers cross the site.
Townscape and landscape impact?	The site is fully enclosed by built development so there are no landscape considerations. No adverse townscape impacts could be expected from the redevelopment of the site.
Can any issues be mitigated?	Uncertain.

Infrastructure	
Highways access?	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to Fairfields would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
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 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 capacity of the zone will require either an upgrade to existing boosters and /

	<p>or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 200 dwellings could generate a need for early years places, 70 primary school places and 50 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None.
Can issues be mitigated?	Yes. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	3.89 ha if unconstrained
Site capacity (updated July 2013)	117 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 including noise from the adjoining industrial estate.

Availability	
Is the land in single ownership?	No, there are 2 landowners.
Site ownership status?	Landowners.
Legal constraints?	Discussions taking place to bring the site into one ownership. .
Is there market interest in the site?	The site has not been marketed. No developer interest.
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 site could become available 2011-16, 2016-21.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates the first dwellings could be completed on site 2011-16. Phasing – 100, 2011-16, 100, 2021-26
Are there any market factors that would significantly affect deliverability?	None known

Are there any cost factors that would significantly affect deliverability?	None known
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
<p>Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.</p> <p>Note: Forms part of Site 312, which has updated information.</p>

Status of Site in Proposed Submission Local Plan 2013
Allocated for development; Inside Development Framework.

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

Proforma Created	July 2012
Proforma Last Updated	August 2013 (Note: forms part of a larger site in the Proposed Submission Local Plan (H1/c), along with part of SHLAA site 258)
Location	Sawston
Site name / address	Land east of Sawston.
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	306 dwellings with public open space and a local centre for small scale community uses such as a doctors surgery and shops
Site area (hectares)	17.21 hectares
Site Number	178
Site description & context	The site is formed from a large arable field to the north bounded by houses to the west and partially to the north, and hedges to the west and south, and by the northern part of a field to the south bounded by housing to the west and north, a strong hedge line to the east and the remainder of the field to the south. The grounds of Sawston Hall lie to the south east of the site. Adjoins site 258. The site is located close to the Icknield Primary School.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	In 2002 a planning application for 36 affordable dwellings on the north west corner of the site was withdrawn.
Source of site	Site suggested through call for sites.

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

Rural Centre

Site 178 Land east of Sawston

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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>Development of the site would have an adverse impact on Green Belt purposes and functions. It would slightly reduce the separation between Sawston and Babraham, and have a detrimental impact upon the setting, scale and character of Sawston by increasing the footprint of the village out into the open rural countryside, by the loss of the wide views down into the village from the east, and by causing a loss of rural character.</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"> • SSSI – Sawston Hall Meadows SSSI adjacent at south west corner of the site • Historic Park and Gardens – Sawston Hall Historic Park and Garden adjacent at south west corner of the site. • Listed Buildings – Sawston Hall Grade 1, a late medieval manor house rebuilt between 1557 to 1584. Site adjoins grounds of the hall at its south west corner. The hall lies approximately 400 metres away across the hall grounds which consist of woods and parkland. It is unlikely to be visible from the hall due to intervening woodland, hedges and housing development. Further analysis may reveal that the southern boundary of the site should retreat to the north to ensure the protection of the setting of the hall.
Tier 1 conclusion:	<p>Arable fields to the east of the village, in places bounded by hedges except to the south, with residential to the west. 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"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Further analysis may reveal that the southern boundary of the site should retreat to the north to ensure the protection of the setting of Sawston Hall.</p>
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 - Within setting of group at Sawston Hall (Grade I) but well screened by trees, albeit mainly unprotected (beyond Registered Park & Garden). Some effect on long views towards group and potential effect due to increased traffic and intensification of Church Lane. • Non-statutory archaeological site - The site is located to the east of the historic village core, close to the grounds of Sawston Hall. Enclosures of prehistoric date are known to the north and west. 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"> • Public Rights of Way. 2 PROW cross the site. The first crosses the site to the north east corner extending into site 258 (ref 196/12). The second crosses the site horizontally at its mid point and forms part of the eastern boundary of the site (ref 196/14). • Presence of protected species - No significant biodiversity impact is thought to arise as a result of development at this site. Strong opportunities for habitat linkage/enhancement/restoration (new woodland, new hedges and wildflower planting). • Agricultural land of high grade – Northern half of site grade 2
Physical considerations?	<ul style="list-style-type: none"> • Majority of site within Ground Water Source Protection Zone 2, northern part of site within SPZ 3.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edge to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a well defined but harsh edge with a housing estate visible on the village edge. Abrupt urban edge to the village.</p> <p>Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. The southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here. The southern boundary of built development will need to be set back from the southern site boundary to enable this.</p>

<p>Can any issues be mitigated? (Updated August 2013)</p>	<p>Yes, strong opportunities for habitat linkage/enhancement/restoration (new woodland, new hedges and wildflower planting). Access arrangements could avoid placing undue reliance on access to and from Church Lane. Development would be possible subject to landscape screening and a need to consider setting of Sawston Hall.</p> <p>Update: The site was included in the Proposed Submission Local Plan, with the southern boundary moved north to provide increased opportunity for landscaping mitigation, including for the setting of Sawston Hall.</p>
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Infrastructure	
<p>Highways access? (update August 2013)</p>	<p>The Highways Authority comment that the existing access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>Access to the site could also be via a new junction to Babraham Road to also serve site 258. Further to the south additional access could be gained via Church Lane and The Green Road.</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. Highway officers have also commented that it is likely that the transport impacts of the development could be mitigated, or at least not be 'severe' in NPPF terms, with the appropriate sustainable transport solutions and junction improvements. We would recommend that the local plan states that all sites, in particular for the Sawston sites, could have capacity issues at certain junctions and developers should demonstrate how the impacts of their developments can be mitigated. This is a particular issue at the junction in the centre of Sawston.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - Likely to require local and upstream reinforcement • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within 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 capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the Sawston WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-

	development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA has been prepared. There are no known drainage issues.
School capacity? (updated August 2013)	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 306 dwellings could generate a need for early years places, 107 primary school places and 77 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 Icknield 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>County Council education officers have advised that: It is likely that that the impact of these developments could be effectively mitigated either within existing education provision, or through securing additional capacity within Sawston. Although there is no surplus capacity in both local primary schools, there is potential for expansion of one or both of these schools. 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.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	To include public open space and roads. A local centre could include small scale community facilities such as doctors surgery and shops.
Can issues be mitigated?	Yes, the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is

	deemed necessary this will be funded by the developer. After allowing for surplus school places, development of this site would 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 Icknield 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.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area (updated August 2013)	July 2012 - Site area 17.21ha. 8.61 ha net July 2013 - Update: The site was included in the Proposed Submission Local Plan as a housing allocation, with the southern boundary moved north to provide increased opportunity for landscaping mitigation, including for the setting of Sawston Hall. The revised site is 7.01 hectares gross, 5.25 net developable area).
Site capacity (updated July 2013)	July 2012 – 340 dph at 40 dph, 258 at 30 dph July 2013 – Reduced site area capacity 160 dwellings at 30 dph
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 including avoiding undue intensified use of Church Lane, and the creation of soft green village edges to the east and south. 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?	Landowner, no constraints.
Legal constraints?	None.

Is there market interest in the site?	The site has not been marketed, but there has been much developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter indicates the first dwellings could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No identified issues
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 potentially suitable for development. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Site allocated for residential development (Part of Policy H1:c); 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	Sawston
Site name / address	Mill Lane, Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential
Site area (hectares)	1.48 hectares
Site Number	230
Site description & context	A rectangular field to the south west of Sawston fronting Mill Lane bounded by hedges and a number of trees. Existing vehicular access to Mill Lane. Residential to the north. Allotments to the east. Adjoins site 044.
Current or last use of the site	Agricultural (pasture).
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2009. Site Specific Policies DPD Inspectors Report – rejected allocation of sites at Mill Lane on grounds of lack of need.
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?	<ul style="list-style-type: none"> Flood zone - The site lies within Flood Zone 2, assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%). PPS 25 Table D 2 confirms that houses are appropriate in this zone. Minerals and Waste LDF designations (Core Strategy designations only) - site within Mineral Safeguarding Area (sand and gravel).
Tier 1 conclusion:	A rectangular field to the south east of Sawston fronting Mill Lane adjoining the existing development framework boundary. The site is not within the Green Belt, lies in Flood Zone 2 and is located within a Mineral Safeguarding Area for sand a gravel.
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 - Within setting of 28 Mill Lane (LB Grade II). Adverse effect due to loss of trees at entrance on approach to LB, loss of openness and rural setting. Non-statutory archaeological site - The site is located to the east of the nationally important Iron Age ringwork Borough Hill (SAM24407). 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 – TPO running along southern site boundary. The trees present on all other boundaries look significant and will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise Public Rights of Way – footpaths to the north of the site. Biodiversity features - The greatest impact from development of this site would be the loss of grassland possibly affecting the foraging habitat of bats. Opportunity for habitat linkage/enhancement/restoration including woodland planting, retention of ditches/watercourses and some grassland.
Physical considerations?	<ul style="list-style-type: none"> Ground Water Source Protection Zone 2. Noise issues - Noise from Cambridge Road but can be mitigated by design and layout, which may influence density.

<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west.</p> <p>It should be possible to mitigate impacts on the landscape through retention of trees and hedges.</p>
<p>Can any issues be mitigated?</p>	<p>Yes, provided that the trees and hedges present on the boundaries are retained in accordance with best practice and guidance.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Balsham / Castle Camps / Great Abington / Linton / Sawston area (estimated capacity of 5,513 dwellings on 35 sites sites) the Highways Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the SRN.</p> <p>A junction located on to Mill Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<p>Utility services?</p>	<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 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 capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development

	assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	FRA provided which concludes that the site is developable.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small 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, 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?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	None
Can issues be mitigated?	In Part. Trees around the boundary of the site will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise. Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west, such impact can be mitigated by retention of the trees and hedges present on the boundaries in accordance with best practice and guidance. 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.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	1.33 ha
Site capacity (updated July 2013)	40 dwellings
Density (updated July 2013)	30 dph net

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?	No, family ownership.
Site ownership status?	Landowner
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed but there has been developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16 Phasing – 50 completions in 2011-16 period
Are there any market factors that would significantly affect deliverability?	Not known

Are there any cost factors that would significantly affect deliverability?	Not known
Could issues identified be overcome?	No identified issues.
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 potential suitability for development. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Outside 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	Sawston
Site name / address	Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	150 dwellings with community uses and public open space
Site area (hectares)	8.62 hectares
Site Number	252
Site description & context	A rectangular field and farm buildings to the north west of the village. Site bounded by low hedgerows. Adjoins two-storey residential area at its southern boundary and a wood to the east. Adjoins a Waste Water Treatment Works to the north (WWTW). Adjoins site 126.
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	2008 Responding to a Housing Shortfall assessment – As part of a larger site 034 the site was considered and rejected primarily because the shortfall could be met by sites higher up the preferred development sequence. 2004 Local Plan Inspectors Report – Rejected allocation of a wider site in this location for residential on grounds of lack of need and

	<p>prematurity.</p> <p>1997 – Planning application for residential, public open space and relief road (S/1059/97/O). Withdrawn.</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 an adverse impact on Green Belt purposes and functions, by reducing the separation between Sawston and Stapleford from 1800 metres to 1,500 metres, by having a detrimental impact upon the setting of Sawston, and by causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<p>Minerals and Waste LDF designations - Small part of site at north east corner within Mineral Safeguarding area (sand and gravel). All of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report.</p>
Tier 1 conclusion:	<p>Arable field located to the north west of Sawston. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • 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 • A landscape which retains a strong rural character <p>All of the site is within the WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. This establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site.</p>

Does the site warrant further assessment?	No, the impact of the WWTW on the amenity of any future residential occupiers would be incapable of mitigation.
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Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	A medieval moated site is known to the east and a Saxon cemetery is recorded to the north west. 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 – Six protected trees to southern boundary will need to be retained. Deal Grove woodland protected as a TPO to eastern boundary, will need to be considered in any development. • Presence of protected species? - The greatest impact from development at this site would result from the loss of open grassland habitat which may be important as foraging habitat for bats and badgers. Opportunity for habitat linkage/enhancement/restoration – woodland to west and east, watercourses/ditches. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 2)
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - agricultural / farm use in south of site, requires assessment, can be conditioned • Air quality issues - All of site within 400 metres of the WWTW and so may be subject to offensive odours. • Utility services - an electricity pylon line crosses the site, sewers cross the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edges to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a soft green edge of hedgerows, woodland and mature gardens forming a distinctive soft rural edge to the village.</p> <p>Development of this site would have a significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the north west of the village where it would adjoin Cambridge Road. The approach to the village from the north would be dominated by urban development on the site.</p>

Can any issues be mitigated?	Six protected trees to southern boundary will need to be retained.
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Infrastructure	
Highways access?	A junction located on to Cambridge Road would be acceptable to the Highway Authority although improvements will need to be carried out to the A1301 and Cambridge Road. The proposed site is acceptable in principle subject to detailed design
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to require local and upstream reinforcement. • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within 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 capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. Cordon sanitarie around existing WWTW.
Drainage measures?	No FRA provided.
School capacity?	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 150 dwellings could generate a need for early years places, 53 primary school places and 38 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>

Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	Additional community uses such as village halls, public open space and allotments could be provided alongside the residential development proposed.
Can issues be mitigated?	In Part. 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.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (6.47 ha if site not constrained by the WWTW)
Site capacity (updated July 2013)	0 dwellings (194 if site not constrained by the WWTW)
Density (updated July 2013)	30 dph net

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints including the WWTW, impact on Green Belt purposes and townscape and landscape.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner. No ownership constraints.
Legal constraints?	None
Is there market interest in the site?	Site has not been marketed, no developer interest.

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?	Close to WWTW
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No
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 unlikely to have any development potential.
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Status of Site in Proposed Submission Local Plan 2013
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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	August 2013 (Note: forms part of a larger site in the Proposed Submission Local Plan (H1/c), along with part of SHLAA site 178)
Location	Sawston
Site name / address	Land south of Babraham Road, Sawston
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 130 dwellings with public open space
Site area (hectares)	4.63 hectares
Site Number	258
Site description & context	Field to the east of the village bounded by hedges. Adjoins new residential development to the west. Adjoins sites 076 and 178.
Current or last use of the site	Field in arable use.
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	<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"> • 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>Development of the site would have an adverse impact on Green Belt purposes and functions. It would reduce the separation between Sawston and Babraham from 1,800 metres to 1,500 metres, and have a detrimental impact upon the setting, scale and character of Sawston by increasing the footprint of the village out into the open rural countryside, by the loss of the wide views down into the village from the east, and by causing a loss of 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>Arable field to the east of the village, bounded by hedges to the east and north and residential to the west. 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"> • Maintains and enhances the quality of Cambridge's setting • 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"> • Non-statutory archaeological site - A Bronze Age barrow is known to the south east and enclosures of probable late prehistoric or Roman date are known to the south west. 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"> • Public Rights of Way. PROW crosses south west corner of the site, extending from site 178. • Presence of protected species? – Site of limited biodiversity interest. Greatest impact likely to be from the general loss of farmland habitat. Boundary hedgerows could be reinforced. • Agricultural land of high grade (i.e. Agricultural Land Classification) - Grade 2
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Utility services – sewers cross the site
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edge to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a well defined but harsh edge with a housing estate visible on the village edge. Abrupt urban edge to the village.</p> <p>Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east.</p>
Can any issues be mitigated?	<p>Yes. It should be possible to mitigate any impacts through careful design. Boundary hedgerows could be reinforced. Potential exists for development to have a positive impact upon the landscape setting of Sawston through the provision of a soft green edge to the east.</p>

Infrastructure	
<p>Highways access?</p> <p>(Updated August 2013)</p>	<p>A junction located on to Babraham Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site</p> <p>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. Highway officers have also commented that it is likely that the transport impacts of the development could be mitigated, or at least not be 'severe' in NPPF terms, with the appropriate sustainable transport solutions and junction improvements. We would recommend that the local plan states that all sites, in particular for the Sawston sites, could have capacity issues at certain junctions and developers should demonstrate how the impacts of their developments can be mitigated. This is a particular issue at the junction in the centre of Sawston.</p>
<p>Utility services?</p>	<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 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 capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
<p>Drainage measures?</p>	<p>No FRA provided.</p>
<p>School capacity?</p> <p>(updated August 2013)</p>	<p>Sawston has two primary schools with a PAN of 70 and school capacity of 490, 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 31 surplus primary places in Sawston taking account of planned development in</p>

	<p>Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 130 dwellings could generate a need for early years places, 46 primary school places and 33 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> <p>County Council education officers have advised that: It is likely that that the impact of these developments could be effectively mitigated either within existing education provision, or through securing additional capacity within Sawston. Although there is no surplus capacity in both local primary schools, there is potential for expansion of one or both of these schools. 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.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	Public open space to be provided as part of the development.
Can issues be mitigated?	Yes. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, development of this site would 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.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity	
Developable area	3.47 ha
Site capacity (updated July 2013)	104 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. Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. The site could also provide access from Babraham Road to site 178 to the south. 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?	No
Site ownership status?	The site is owned by 2 local charities.
Legal constraints?	For the whole site to be developed the two would need to have a legal agreement in place, the principal of this has been agreed subject to the potential of the land being recognised in planning terms.
Is there market interest in the site?	The site has not been marketed, no developer interest
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 promoter indicates that the first dwellings could be completed on site 2011-16

Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
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 potentially suitable for development. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Site allocated for residential development (Part of Policy H1:c); Inside Development Framework.