

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

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

Index of Fulbourn Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 037	Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn	921 dwellings	766
Site 038	Land north of Cambridge Road, Fulbourn	166 dwellings	775
Site 074	Land off Station Road, Fulbourn	186 dwellings	783
Site 108	Land south of Hinton Road, Fulbourn	52 dwellings	794
Site 109	Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn	78 dwellings	802
Site 136	Land at Balsham Road, Fulbourn	62 dwellings	810
Site 162	Land between Teversham Road and Cow Lane, Fulbourn	92 dwellings	818
Site 213	Land at east of Court Meadows House, Balsham Road, Fulbourn	166 dwellings	829
Site 214	Land off Home End, Fulbourn	14 dwellings	837
Site 245	Bird Farm Field, Cambridge Road, Fulbourn	85 dwellings	845

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Fulbourn
Site name / address	Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	3,050 dwellings with public open space
Site area (hectares)	76.78 ha.
Site Number	037
Site description & context	<p>The site lies to the south of Cambridge Road and north of Shelford Road on the south western edge of Fulbourn. The site adjoins residential development to the east and surrounds a windmill to the north. Agricultural land surrounds the site on all other sides. The site comprises a large area of agricultural land. There are hedgerows along most of the road frontages and along the edge of the residential development to the east, albeit patchy in places, and around the windmill. Otherwise the site is open to wider views across to the south and east. It is in an area of gently rolling countryside, on the top of a ridge, and very exposed to wider views.</p> <p>Note: this site adjoins sites 038 and 245 to the north.</p>
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?	Adjacent to the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt (Policy GB/4).
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt 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"> • Key views of Cambridge from the countryside (<i>site forms part of the key elevated view towards Cambridge from Fulbourn</i>) • Designated sites and other features contributing positively to the character of the landscape setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies the windmill as a distinctive / memorable feature in the setting of Cambridge and key elevated panoramic views to Cambridge. Cambridge Road is an important approach to the city. It describes this area as having poor existing footpath and bridleway links between the city and the countryside, but the quality of the setting is good. There are potential opportunities to create links between the city and the hills to the south east, from where there are panoramic views of the city in its landscape setting. It is important that the qualities of these areas are maintained or enhanced, and in particular that the open, elevated setting to the city is retained. Development on the open hills should, in particular, be resisted. (pages 80-81)</p> <p>The Cambridge City Council Inner Green Belt Boundary Study (2002) identifies this land as being of "high" importance to the Green Belt. It is of "high/medium" importance to the setting of Cambridge and development would be of "high" significance. It concludes that this land should be retained as Green Belt.</p> <p>The Buchanan Cambridge Sub-Region Study (2001) identifies the site as being in an area with no or very limited potential development capacity.</p> <p>The David Brown Landscape Design Green Belt Landscape Setting Study (1998) identifies this site as within the Gog Magog Hills landscape character area, which it describes as making a substantial contribution to the setting of Cambridge as the area contains important viewpoints from which panoramic views of Cambridge can be obtained. Fine views over Cambridge, and over the surrounding</p>

	countryside, are available from this area. The area is widely visible and prominent in many local views and therefore highly sensitive to change, be it development or misplaced tree planting. (page 23)
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This very large agricultural site lies to the south of Cambridge Road and north of Shelford Road on the south western edge of Fulbourn, within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • Key views of Cambridge from the countryside (site forms part of the key elevated view towards Cambridge from Fulbourn) • Designated sites and other features contributing positively to the character of the landscape 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"> • Conservation Area – the Fulbourn Hospital Conservation Area lies immediately to the north and Fulbourn Conservation Area 325m to the north east. Adverse effect due to loss of important countryside setting to village and Conservation Areas and due to slope of land. • Listed Buildings – the site surrounds the Grade II Listed windmill. Major adverse effect on setting of the Listed Windmill as the site surrounds it and results in loss of its significant countryside setting. • Non-statutory archaeological site - Cropmarks show enclosures of probable late prehistoric or Roman date to the north of and running into the area. There are also several ring ditch

	<p>cropmarks of Bronze Age barrows in the vicinity, including one in the area, and a linear feature which may be associated. Further information would be necessary in advance of any planning application for this site.</p> <p>The site forms a very important part of the setting of the Listed windmill and two Conservation Areas. It would not be possible to mitigate impacts on the historic environment due to the loss of the important countryside setting.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features - Greatest impact likely to be from the extensive loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. Protected road verges exist to the east of the site which may be impacted upon if road improvement schemes are needed. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the wider natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – the majority of the site lies within Zone 2, although small parts also lie within Zones 1 and 3. • Air Quality issues - Despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy. • Noise and malodour - possible noise and malodour from nearby Highfield Farm and a Livery Yard etc. at Windmill View, Shelford Road, as proposals would be closer than existing residential. No history of complaints. Might be possible to coexist but possible off-site noise and odour impacts or statutory nuisances from farm and these have not been quantified so off-site mitigation may be required and no guarantee this can be secured, but overall in terms of adverse farm noise impact- low to medium risk. No objection in principle. • Noise issues - The north of the site is bounded by the busy Cambridge Road and to the south Shelford Road. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Some minor to moderate additional road traffic noise impact / generation due to development related car movements, possible.

	<ul style="list-style-type: none"> • Utility services (e.g. pylons) – there are telecom lines along the Cambridge Road frontage.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Fulbourn as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn and Little Wilbraham Fens. To the south and west of the village the land rises to the prominent ‘dome’ of Lime Pit Hill, which forms part of the Gog Magog hill group. To the east the land is more enclosed, with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside. In particular, there are distant views from the southern approaches to Lime Pit Hill. In the west the landscape setting is of a gradually rolling landscape, with views to Fulbourn Hospital and the windmill, which are prominent features. The southern and western edges are well defined but harsh with housing estates abutting large open arable fields.</p> <p>The proposed site lies in the ‘East Anglian Chalk’ Landscape Character area. The landscape is open and rolling, with a series of hilltops and ridges running from south west to north east, with many roads tracks and rights of way following this orientation. The high slopes often have a clear horizon of grassland or grain crops, separated by hilltop woodlands extenuating the landform. Huge views are available to the north, over Cambridge and beyond to the fen edge. These views are particularly notable from the high points of the Gog Magog hills to the south. The field pattern is regular large and very large fields divided by hedges and shelterbelts, which are sometimes lost in the folds of the landform, making fields appear even larger. The Area is rich in history and features such as Wandlebury Rings and The Fleam Dyke.</p> <p>The proposed development would form a new edge to Fulbourn when approached from Cambridge, stretching to the horizon to the south. Although adjoining residential development to the east it would form a very large and isolated spur of development as there is agricultural land on the remaining sides. It would not, therefore, relate well to the built area of Fulbourn.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the impacts of such a large scale development in this very visible location. Some far more limited development may be possible to the north east of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.</p>

Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of the Listed windmill and two Conservation Areas, which it would not be possible to mitigate.
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Infrastructure	
Highways access?	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>The Highway Authority believes that access to local road network will potentially have capacity and safety constraints (e.g. Hospital Roundabout at Cherry Hinton is a cluster site). Cherry Hinton Road, Limekiln Hill Road and Granhams Road / Babraham Road junction likely to need improvements to accommodate development traffic.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site. This includes opportunities to link to existing walking and cycle routes into Cambridge and other key sites (e.g. Addenbrookes Hospital) and opportunities to develop and enhance existing bus services connecting to Cambridge city centre, railway station and other key destinations such as Addenbrookes. There is enhanced potential for commercial public transport services if linked to Site 111.</p>
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 Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Fulbourn has mains gas supply and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – The Teversham STW is operating at capacity and will require new consent limits and major capital expenditure

	to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 3,050 dwellings could generate a need for 381 early years places and a maximum of 1,068 primary school places and 763 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The nearest doctors surgeries are in Cherry Hinton Road, Cambridge and Cherry Hinton with limited spare capacity but capacity to expand.
Any other issues?	
Can issues be mitigated?	Yes, with significant upgrades to local infrastructure, including highways, utilities, school and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 30.71 ha.)
Site capacity (updated July 2013)	921 dwellings
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and is there is no interest in the site 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 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?	
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
Location	Fulbourn
Site name / address	Land north of Cambridge Road, Fulbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	450 dwellings with public open space (note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)
Site area (hectares)	11.08 ha.
Site Number	038
Site description & context	<p>The site lies to the north of Cambridge Road and south of Fulbourn Old Drift, to the south west of Fulbourn. The Fulbourn and Ida Darwin Hospitals lie immediately to the north and west. Agricultural land surrounds the site to the east and south. The site comprises a large area of agricultural land. There is a dense hedgerow along the edge of the hospital site to the west and patchier, low lying hedgerows along the road frontages. The site is open to wider views across to the south and east in an area of gently rolling countryside.</p> <p>Note: this site adjoins sites 037 to the south and 109 to the east.</p>
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?	Adjacent to the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt (Policy GB/4).
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations

Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt 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"> • Key views of Cambridge from the countryside (<i>site forms part of the key elevated view towards Cambridge from Fulbourn</i>) • Designated sites and other features contributing positively to the character of the landscape setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. Development of this site would reduce the extent of GB between the edge of Cherry Hinton (Fulbourn Hospital) and Fulbourn from 665m to 360m.</p> <p>The Landscape Design Associates Green Belt Study (2002) identifies Fulbourn Hospital as a distinctive / memorable feature in the setting of Cambridge and key elevated panoramic views to Cambridge. Cambridge Road is an important approach to the city. It describes the open countryside between Cherry Hinton and Fulbourn as an area of landscape close to the city to be safeguarded. Views towards the historic core should be considered in any new development and, where possible, they should be retained or framed through the creation of new vistas (page 80).</p> <p>The Buchanan Cambridge Sub-Region Study (2001) identifies the site as being in an area with no or very limited potential development capacity. Development to the south of Fulbourn Hospital would create physical and visual coalescence between city and Fulbourn. Open chalkland landscape has low capacity to accommodate development.</p> <p>The David Brown Landscape Design Green Belt Landscape Setting Study (1998) identifies this site as within the Gog Magog Hills landscape character area, which it describes as making a substantial contribution to the setting of Cambridge as the area contains important viewpoints from which panoramic views of Cambridge can be obtained. Fine views over Cambridge, and over the surrounding countryside, are available from this area. The area is widely visible and prominent in many local views and therefore highly sensitive to change, be it development or misplaced tree planting. (page 23)</p>
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Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Scheduled Monument – Site lies approximately 190m south of nationally important Caudle Corner Iron Age settlement (SAM 95).
Tier 1 conclusion:	<p>This agricultural site lies to the north of Cambridge Road and south of Fulbourn Old Drift, to the south west of Fulbourn, within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> Maintains and enhances the quality of Cambridge’s setting Prevents coalescence between settlements and with Cambridge Key views of Cambridge from the countryside (site forms part of the key elevated view towards Cambridge from Fulbourn) Designated sites and other features contributing positively to the character of the landscape 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"> Conservation Area – the Fulbourn Hospital Conservation Area lies immediately to the west and Fulbourn Conservation Area 481m to the east. Adverse effect to setting due to loss of significant open land providing rural backdrop for the designed landscape of Fulbourn Hospital. Non-statutory archaeological site - The site is located to the south of the nationally important Caudle Corner Iron Age settlement (SAM 95). There is also evidence for prehistoric and Roman activity to the west and south. Further information would be necessary in advance of any planning application for this site. <p>The site forms an important part of the setting of the two Conservation Areas. It would not be possible to mitigate impacts on the historic environment due to the loss of the important countryside setting.</p>

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features - Greatest impact likely to be from the general loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the wider natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – two thirds of the site lies within Zone 2 and a third within Zone 3. • Land contamination - Site is adjacent to current industrial / commercial use and may need investigation. This can be dealt with by condition. • Noise issues - The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Some minor to moderate additional road traffic noise impact / generation due to development related car movements, possible. • Noise issues - There are industrial / commercial type units to North at Ida Darwin e.g. Commercial Catering by Lifespan & Social Club – entertainment noise that may need to be checked in terms of their planning uses and impact etc. but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future. • Flooding and drainage issues (e.g. localised flooding from ground and surface water) - There has been a reported incident of flooding on Fulbourn Old drift by this site in 2009.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Fulbourn as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn and Little Wilbraham Fens. To the south and west of the village the land rises to the prominent ‘dome’ of Lime Pit Hill, which forms part of the Gog Magog hill group. To the east the land is more enclosed, with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside. In particular, there are distant views from the southern approaches to Lime Pit Hill. In the west the landscape setting is of a gradually rolling landscape, with views to Fulbourn Hospital and the windmill, which are prominent features. The southern and western edges are</p>

	<p>well defined but harsh with housing estates abutting large open arable fields.</p> <p>The proposed site lies in the 'East Anglian Chalk' Landscape Character area. The landscape is open and rolling, with a series of hilltops and ridges running from south west to north east, with many roads tracks and rights of way following this orientation. The high slopes often have a clear horizon of grassland or grain crops, separated by hilltop woodlands extenuating the landform. Huge views are available to the north, over Cambridge and beyond to the fen edge. These views are particularly notable from the high points of the Gog Magog hills to the south. The field pattern is regular large and very large fields divided by hedges and shelterbelts, which are sometimes lost in the folds of the landform, making fields appear even larger. The Area is rich in history and features such as Wandlebury Rings and The Fleam Dyke.</p> <p>Although adjacent to the Fulbourn Hospital site, to the west, the site is removed from the western edge of Fulbourn. The proposed development would not, therefore, relate at all well to the built area of Fulbourn.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the adverse impacts of development in this very visible location. Some limited development may be possible to the north west of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of two Conservation Areas, which it would not be possible to mitigate.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Cambridge Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>

	In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt 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 Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Fulbourn has mains gas supply and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – The Teversham STW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 450 dwellings could generate a need for early years places and a maximum of 158 primary school places and 113 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The nearest doctors surgeries are in Cherry Hinton Road, Cambridge and Cherry Hinton with limited spare capacity but capacity to expand.

Any other issues?	
Can issues be mitigated?	Yes, with significant upgrades to local infrastructure, including highways, utilities, school and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 5.54 ha.)
Site capacity (updated July 2013)	166 dwellings
Density (updated July 2013)	30 dph

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

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

Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Fulbourn
Site name / address	Land off Station Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	300 dwellings with recreational facilities. If other uses are required by the Parish Council or the villagers of Fulbourn then the owner would be willing to include them as part of the development proposal.
Site area (hectares)	12.41
Site Number	074
Site description & context	<p>The site is on the north east edge of Fulbourn with residential to the east fronting onto Station Road and further residential to the south and south west. The northern boundary is marked by the railway line to Ipswich with an industrial area beyond to the north east. There is open farmland beyond the railway line to the north and some enclosed fields to the north west.</p> <p>The site comprises open fields and paddocks. The open fields are on gently rising land from the south and east, up to the railway line.</p>
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	<p>2007 – LDF - Housing shortfall site – Site 28 Considered and rejected as site to be put forward for residential use.</p> <p>2006 –LDF Objection site 32 - proposed as additional site allocation for development – mixed use development including residential, community facilities and enhanced transport facilities.</p> <p>1992 – Inspectors report South Cambridgeshire Local Plan – Considered land at Queens College Farm for residential development of 300 dwellings including a new railway station. The inspector stated this scale of development in Fulbourn would be well above that appropriate for the present policies in the village and therefore wholly unacceptable. He acknowledged that the site had a complex GB history but was not the matter for this Local Plan to say if land should be in GB.</p> <p>1987 – Planning application (S/1694/87/O) for residential development with associated roads, open space, sports facilities, meeting hall and ancillary development was refused. The reasons for refusal included that it was contrary to the current planning policy; would result in loss of high grade agricultural land; the access proposed was insufficient for number of houses and sufficient land was identified within the District for housing.</p>
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • 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>Site falls within an area where development would have an adverse impact on the GB purposes and functions. Fulbourn is identified as an inner necklace village in the LDA study 2002 within an area of townscape/ landscape that is an integral part of the city and its environs but lacks individual distinction and does not play a significant contribution to the setting of the city. (Drawing 1641LP/08).</p> <p>The site is within the Fulbourn Eastern Fen Edge which is an area of gently rolling arable farmland providing a rural setting to Fulbourn. Within this area the LDA mentions the Fielding Industrial Estate which</p>

	<p>is to the north of the site on the approach road from Great Wilbraham and is considered a significant detracting feature at the gateway to the village.</p> <p>The site assists in providing a separation between Fulbourn and Stow cum Quy and retains a rural character linking to open countryside although the railway line to the north of the site forms a distinct physical boundary.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>The site is on the north east edge of Fulbourn with residential to the east, south and south west. The northern boundary is marked by the railway line to Ipswich with an industrial area beyond to the north east. There is open farmland beyond the railway line to the north and some enclosed fields to the north west.</p> <p>The site comprises open fields and paddocks. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – The boundary of the Fulbourn Conservation Area follows part of the southern as well as part of the western boundary of the site. Adverse effect to setting of Conservation Area due to loss of significant open countryside. • Listed Buildings – 77 Station Road is a Grade II listed building which is adjacent to the eastern boundary of the site ; 53 Station Road is to the east of the site (30metres); 36, 38 and 40 Apthorpe Street are Grade II listed buildings adjacent to the

	<p>western boundary of the site; a row of listed almshouses in Church Lane are to the south of the site (70metres) St Vigor Church is listed Grade II* is to the south (120metres); 15 Church Lane – Queens College Farmhouse is Grade II listed to the south (70metres). Major adverse effect on the setting of these listed buildings and others nearby within the Conservation Area if the site were to be developed due to obstruction of significant views and loss of countryside context.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site – Crop marks indicted that archaeological remains of probable Roman settlement survive throughout the area. Archaeological investigations to the south have revealed evidence for medieval settlement and industry. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders - There is a group of protected trees on land opposite the north east corner of the site; to the north west of the site there is a group of protected trees one field distant away from the site boundary (200metres) • Protected Village Amenity Area- There is a protected area around the church to the south of the site (110metres) • Presence of protected species – Greatest impact may result through the loss of a large area of open grassland which may provide bat and badgers with foraging area. • Agricultural land Grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination - Site is adjacent to current industrial/commercial use and railway line and may need investigation. This can be dealt with by condition. • Noise issues - Industrial and Transport Noise The North of the site is bounded on the other side of the railway by medium to large sized industrial type units / uses at the Fielding Industrial Estate / Station Yard, Wilbraham Road including Storage Delivery & Solutions, Station Garage (Cambridge) with MOT / servicing bays and a spray booth, Four Wheels vehicle servicing and S & B Herba Food Limited- Mill Processes and an operational railway line. Officers have witnessed on-going noise and have current noise complaints regarding Herba Foods operational and vehicular noise that are likely to be statutory nuisance to the proposed site which brings residential closer to these noise sources. Noise and odour are obvious material considerations in terms of health and well-being and providing a high quality living environment. It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be

	<p>required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise and odour 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. It is likely that a significant part of this site could be developed, once the issues have been considered appropriately.</p> <ul style="list-style-type: none"> • Railway Noise and Vibration to North The North of the site is also bounded by an operational railway line. However it is likely that such a railway noise and vibration transport source can be abated to an acceptable level with careful mitigation: combination of appropriate distance separation, building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm and special foundation design may be required. Noise may influence the design / layout and number / density of residential premises. • Flooding and drainage issues - There have been 2 reports of flooding on Station Road close to the eastern boundary of this site in 2008 & 2009 associated with the highway drain. The nearest flood zone lies some 470m to the east of the site.
<p>Townscape and landscape impact?</p>	<p>Fulbourn is located in the chalklands just to the south of the Fens. It is one of the inner necklace villages around Cambridge City. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the landscape setting of the village as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn. To the south and west of the village the land rises to Lime Pit Hill which forms part of the Gog Magog hill group. To the east the land is more enclosed with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside.</p> <p>The site is located to the south of the railway line which is identified in the SCVCS as a key attribute of the village. The approach into Fulbourn from the north is across the level crossing passing industrial units which create an exposed edge to the village with an industrial nature. Views from the site northward are towards these large industrial buildings which are partly obscured by a row of conifers planted along the northern edge of the site following the length of the railway line. There are therefore limited views of the open</p>

	<p>countryside beyond the railway line.</p> <p>Along Station Road the houses that back onto the site have long mature gardens which create a soft edge to the village. These properties have a linear form which is a feature of the village. The SCVCS highlights this linear pattern at low density where listed buildings intersperse with newer properties.</p> <p>There is a paddock enclosed by hedgerows in the south eastern corner of the site. A new housing development in Lanthorn Stile overlooks the site from the south – a fence and new planting of trees forming the boundary. Views of St Vigor church can be seen from the site looking southwards and therefore development of the site would impact on the setting of this Grade II * building. There are a number of other listed buildings in the vicinity of the church whose setting would be impacted.</p> <p>Mature trees along the western edge screen views into and from the site from this orientation and form a well-defined edge. There is an adjoining field to the north west which is enclosed by hedges. Such enclosed fields are a key attribute of the village according to the SCVCS.</p> <p>Overall, development of this site would have a minimal adverse effect on the landscape setting of Fulbourn.</p>
<p>Can any issues be mitigated?</p>	<p>It should be possible to mitigate partly the impact on the setting of the listed buildings and Conservation Area by careful design. This could be achieved if development were to be restricted so that views from the site towards the church were protected. Noise issues should be capable of mitigation by restricting development to a part of the site and by physical measures such as bunds and other noise abatement measures.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity 10,922 dwellings on 25 sites) the Highway Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>The Highway Authority has severe concerns due to the access being located in such close proximity to the existing level crossing and would recommend that the Local Planning Authority contact Rail Track before progressing this site.</p>

	<p>The promoter has provided additional information about access in the form of a detailed assessment about where access could be found if the site were to be developed. This appraisal indicates that there are two potential access points – one onto Station Road at the northern end of the site near the level crossing and a second access from Church Lane.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement. • Mains water - Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Fulbourn has a gas supply. Since this is a development of more than 150 dwellings it is likely to need greater system reinforcement. • Mains sewerage - The Teversham waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided

<p>School capacity? (update August 2013)</p>	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 300 dwellings could generate a need for early years places and a maximum of 105 primary school places and 75 secondary places.</p> <p>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 Education Officers in May 2013 indicated limited capacity for expansion of the primary school on the current site.</p>
<p>Health facilities capacity?</p>	<p>Fulbourn Health Centre – Haggis Gap (0.36miles) – Limited capacity. Needs replacing.</p> <p>Cherry Hinton Medical Centre Fisher’s Lane (2.05miles) – Limited – would need extending or replacing if large growth</p> <p>Cherry Hinton Surgery High Street (2.13miles) – Limited – Could join with Fishers Lane</p> <p>Cornford House Surgery Cherry Hinton Rd (2.92miles) - Limited – Extension to be funded by Bell School s106 agreement.</p>
<p>Any other issues?</p>	<p>The promoter has provided the following additional information –</p> <p>The Owners of the site are all long term residents of Fulbourn and it is their wish that this site is developed in a manner that benefits the village, and will enhance it for future generations. Any development would be low density and designed to a high standard in an attractive, landscape setting, with generous open space and abundant tree planting, lending a feeling of space and openness, so as to create an environment worthy of the village.</p> <p>Public Open Space is needed on a site of this size, and the Owner wishes to ensure that decent useable facilities come forward as part of this scheme. If other uses are required by the Parish Council or the villagers of Fulbourn then the owner would be willing to include them as part of the development proposal.</p> <p>This is the only site in Fulbourn where new development could take place close to the heart of the village, so as to become an integral part of the existing community. Previous development in Fulbourn has taken the form of undistinguished estate development to the west, but</p>

	<p>this site offers an opportunity to tap into the charm and character of the village core. If Fulbourn is to accommodate a balanced programme of growth it should be designed to strengthen the village, and this central site gives the village an opportunity to have development close to existing shops and services; it is a truly sustainable site. The proximity of this site to the village centre offers a great opportunity for a mix of housing, including sheltered accommodation, purpose built bungalows and flats for the more active retired who want more manageable homes whilst retaining their independence and without having to leave the village. The owner is also keen to be able to offer plots for sale, as it is extremely difficult to purchase plots to allow owners to build their own property.</p> <p>Rather than building all the houses as quickly as possible, the Owner proposes a phased approach to development, so that a building programme could match the rate of development to the scale of local needs in the village. In this way the development could still make a useful contribution to the needs of local families throughout the whole of the next 10 years and beyond.</p>
Can issues be mitigated?	<p>In part - Would need reinforcement of utility services serving the village. The sewage network is operating at capacity. Additional school places would be needed and health care facilities.</p> <p>Not all issues can be mitigated – Highway Authority concerned about the proposed access to the site being so close to level crossing. Alternative access would need to be found further along Station Road.</p>
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	6.21ha
Site capacity (updated July 2013)	186 dwellings
Density (updated July 2013)	30 dph (reduced to mitigate for setting of listed building and conservation area)

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

Availability	
Is the land in single ownership?	No.
Site ownership status?	Two individual owners – family ownership.
Legal constraints?	No.
Is there market interest in the site?	The site has not been marketed however housing developers have been very interested in this site.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately because the site is not currently in the hands of a housing developer. There is no use on the site that would prevent it being developed 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 in 2011-16.
Are there any market factors that would significantly affect deliverability?	-
Are there any cost factors that would significantly affect deliverability?	No there should not be any significant cost factors in developing this site. The site is not located in the flood plain, it has good access to utilities, and the land has been farmed for years so there is unlikely to be ecological or contamination issues to contend with. The site is surrounded by residential properties so a residential use would be more appropriate than its current arable use. It is likely that there will be a cost for dealing with access to the site, but this is a usual development cost and is unlikely to be prohibitive.
Could issues identified be overcome?	

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 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.

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	Fulbourn
Site name / address	Land south of Hinton Road, Fulbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	105 dwellings with public open space
Site area (hectares)	3.48 ha.
Site Number	108
Site description & context	<p>The site lies to the south and east of Hinton Road, on the south western edge of Fulbourn. Cambridge Steiner School and the Ida Darwin Hospital lies immediately to the north and Fulbourn Hospital further to the west. The site adjoins residential development to the east and part of the northern boundary. Agricultural land surrounds the site to the west and south. The site comprises part of a large agricultural field. There are patches of trees along the Hinton Road frontages and some planting along the residential boundaries, although several properties overlook the site. The site is open to wider views across to the south and east in an area of gently rolling countryside.</p> <p>Note: this site adjoins sites 109 to the west and 245 to the east.</p>
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	None

Source of site	Site suggested through call for sites
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Tier 1: Strategic Considerations

Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt 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"> • Key views of Cambridge from the countryside (<i>site forms part of the key elevated view towards Cambridge from Fulbourn</i>) • Designated sites and other features contributing positively to the character of the landscape setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. Development of this site would reduce the extent of GB between the edge of Cherry Hinton (Fulbourn Hospital) and Fulbourn from 665m to 530m.</p> <p>The Landscape Design Associates Green Belt Study (2002) identifies Fulbourn Hospital as a distinctive / memorable feature in the setting of Cambridge and key elevated panoramic views to Cambridge. Cambridge Road is an important approach to the city. It describes the open countryside between Cherry Hinton and Fulbourn as an area of landscape close to the city to be safeguarded. Views towards the historic core should be considered in any new development and, where possible, they should be retained or framed through the creation of new vistas (page 80).</p> <p>The Buchanan Cambridge Sub-Region Study (2001) identifies the site as being in an area with no or very limited potential development capacity. Development to the south of Fulbourn Hospital would create physical and visual coalescence between city and Fulbourn. Open chalkland landscape has low capacity to accommodate development.</p> <p>The David Brown Landscape Design Green Belt Landscape Setting Study (1998) identifies this site as within the Gog Magog Hills landscape character area, which it describes as making a substantial contribution to the setting of Cambridge as the area contains important viewpoints from which panoramic views of Cambridge can be obtained. Fine views over Cambridge, and over the surrounding</p>
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	countryside, are available from this area. The area is widely visible and prominent in many local views and therefore highly sensitive to change, be it development or misplaced tree planting. (page 23)
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Scheduled Monument – Site lies approximately 360m south of nationally important Caudle Corner Iron Age settlement (SAM 95).
Tier 1 conclusion:	<p>This agricultural site lies to the south and east of Hinton Road, on the south western edge of Fulbourn, within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> Maintains and enhances the quality of Cambridge’s setting Prevents coalescence between settlements and with Cambridge Key views of Cambridge from the countryside (site forms part of the key elevated view towards Cambridge from Fulbourn) Designated sites and other features contributing positively to the character of the landscape 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"> Conservation Area – the Fulbourn Hospital Conservation Area lies approximately 525m to the west and Fulbourn Conservation Area 135m to the east. Adverse effect on setting as prominent on approach and due to loss of its significant countryside setting. Listed Buildings – Grade II Listed windmill lies approximately 245m to the south east. Adverse effect on setting of windmill due to loss of its significant countryside setting. Non-statutory archaeological site - The site is located to the south of the nationally important Caudle Corner Iron Age settlement (SAM 95). There is also evidence for prehistoric and Roman activity to the west and south. Further information would be necessary in advance of any planning application for this site.

	<p>The site forms an important part of the setting of the two Conservation Areas and a Grade II Listed windmill. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features - Greatest impact likely to be from the general loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the wider natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – the majority of the site lies within Zone 1 and a small part in the south west corner lies within Zone 2. • Noise issues - Road Transport - The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Some minor to moderate additional road traffic noise impact / generation due to development related car movements, possible. • Noise issues - Ida Darwin Hospital - There are also industrial / commercial type units to North at Ida Darwin e.g. Commercial Catering by Lifespan & Social Club – entertainment noise that may need to be checked in terms of their planning uses and impact etc. but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future. • Utility services (e.g. pylons) – telecom lines cross the site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Fulbourn as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn and Little Wilbraham Fens. To the south and west of the village the land rises to the prominent ‘dome’ of Lime Pit Hill, which forms part of the Gog Magog hill group. To the east the land is more enclosed, with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside. In particular, there are distant views from the southern approaches to Lime Pit Hill. In the west the landscape setting is of a gradually rolling landscape, with views to Fulbourn Hospital and the windmill, which are prominent features. The southern and western edges are</p>

	<p>well defined but harsh with housing estates abutting large open arable fields.</p> <p>The proposed site lies in the 'East Anglian Chalk' Landscape Character area. The landscape is open and rolling, with a series of hilltops and ridges running from south west to north east, with many roads tracks and rights of way following this orientation. The high slopes often have a clear horizon of grassland or grain crops, separated by hilltop woodlands extenuating the landform. Huge views are available to the north, over Cambridge and beyond to the fen edge. These views are particularly notable from the high points of the Gog Magog hills to the south. The field pattern is regular large and very large fields divided by hedges and shelterbelts, which are sometimes lost in the folds of the landform, making fields appear even larger. The Area is rich in history and features such as Wandlebury Rings and The Fleam Dyke.</p> <p>The site is adjoins the south western edge of Fulbourn and development would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the adverse impacts of development in this very visible location. .</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant adverse historic environment, townscape and landscape impacts due to the very visible location, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Hinton Road 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

	<p>capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Fulbourn has mains gas supply and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – The Teversham STW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 105 dwellings could generate a need for early years places and a maximum of 37 primary school places and 26 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The nearest doctors surgeries are in Cherry Hinton Road, Cambridge and Cherry Hinton with limited spare capacity but capacity to expand.
Any other issues?	
Can issues be mitigated?	Yes, with significant upgrades to local infrastructure, including highways, utilities, school and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (2.61 ha if unconstrained)
Site capacity (updated July 2013)	78 dwellings
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there is likely to be interest in the site 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 2016-21.
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?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Fulbourn
Site name / address	Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	220 dwellings with public open space
Site area (hectares)	7.42 ha.
Site Number	109
Site description & context	<p>The site lies to the north of Cambridge Road and south of Fulbourn Old Drift, on both sides of Hinton Road, on the south western edge of Fulbourn. The Ida Darwin Hospital lies immediately to the north and Fulbourn Hospital further to the west. The site adjoins residential development to the east and agricultural land surrounds the site to the west and south. The site comprises a large area of agricultural land, part of two larger fields. There are patchy, low lying hedgerows along the road frontages to the north and south, and the Hinton Road frontages are open to the west, although there are trees along the eastern frontage. The site is open to wider views across to the south and east in an area of gently rolling countryside.</p> <p>Note: this site adjoins sites 038 to the west and 108 to the east (also part of this site).</p>
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?	Adjacent to the Fulbourn and Ida Darwin Hospital Major Developed Site in the Green Belt (Policy GB/4).
Planning history	None
Source of site	Site suggested through call for sites

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

Minor Rural Centre

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"> • Key views of Cambridge from the countryside (<i>site forms part of the key elevated view towards Cambridge from Fulbourn</i>) • Designated sites and other features contributing positively to the character of the landscape setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. Development of this site would reduce the extent of GB between the edge of Cherry Hinton (Fulbourn Hospital) and Fulbourn from 665m to 310m.</p> <p>The Landscape Design Associates Green Belt Study (2002) identifies Fulbourn Hospital as a distinctive / memorable feature in the setting of Cambridge and key elevated panoramic views to Cambridge. Cambridge Road is an important approach to the city. It describes the open countryside between Cherry Hinton and Fulbourn as an area of landscape close to the city to be safeguarded. Views towards the historic core should be considered in any new development and, where possible, they should be retained or framed through the creation of new vistas (page 80).</p> <p>The Buchanan Cambridge Sub-Region Study (2001) identifies the site as being in an area with no or very limited potential development capacity. Development to the south of Fulbourn Hospital would create physical and visual coalescence between city and Fulbourn. Open chalkland landscape has low capacity to accommodate development.</p> <p>The David Brown Landscape Design Green Belt Landscape Setting Study (1998) identifies this site as within the Gog Magog Hills landscape character area, which it describes as making a substantial contribution to the setting of Cambridge as the area contains important viewpoints from which panoramic views of Cambridge can be obtained. Fine views over Cambridge, and over the surrounding countryside, are available from this area. The area is widely visible and prominent in many local views and therefore highly sensitive to change, be it development or misplaced tree planting. (page 23)</p>
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Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Scheduled Monument – Site lies approximately 284m south of nationally important Caudle Corner Iron Age settlement (SAM 95).
Tier 1 conclusion:	<p>This agricultural site lies to the north of Cambridge Road and south of Fulbourn Old Drift, on both sides of Hinton Road, on the south western edge of Fulbourn, within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> Maintains and enhances the quality of Cambridge's setting Prevents coalescence between settlements and with Cambridge Key views of Cambridge from the countryside (site forms part of the key elevated view towards Cambridge from Fulbourn) Designated sites and other features contributing positively to the character of the landscape 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"> Conservation Area – the Fulbourn Hospital Conservation Area lies approximately 300m to the west and Fulbourn Conservation Area 285m to the east. Adverse effect on setting as prominent approach to Conservation Area and due to loss of its significant countryside setting. Listed Buildings – Grade II Listed windmill lies approximately 410m to the south east. Adverse effect on setting of windmill due to loss of its significant countryside setting. Non-statutory archaeological site - The site is located to the south of the nationally important Caudle Corner Iron Age settlement (SAM 95). There is also evidence for prehistoric and Roman activity to the west and south. Further information would be necessary in advance of any planning application for this site. <p>The site forms a very important part of the setting of the Listed</p>

	windmill and two Conservation Areas. It would not be possible to mitigate impacts on the historic environment due to the loss of the important countryside setting.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - Greatest impact likely to be from the general loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the wider natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – approximately half of the site lies within Zones 1 and half in Zone 2. • Noise issues - The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. Some minor to moderate additional road traffic noise impact / generation due to development related car movements, possible. • Noise issues - There are also industrial / commercial type units to North at Ida Darwin e.g. Commercial Catering by Lifespan & Social Club – entertainment noise that may need to be checked in terms of their planning uses and impact etc. but these are a low to moderate risk in terms of adverse noise and cooking odour impact as it is understood that the Ida site will be developed in near future. • Utility services (e.g. pylons) – telecom lines cross the eastern part of the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Fulbourn as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn and Little Wilbraham Fens. To the south and west of the village the land rises to the prominent ‘dome’ of Lime Pit Hill, which forms part of the Gog Magog hill group. To the east the land is more enclosed, with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside. In particular, there are distant views from the southern approaches to Lime Pit Hill. In the west the landscape setting is of a gradually rolling landscape, with views to Fulbourn Hospital and the windmill, which are prominent features. The southern and western edges are well defined but harsh with housing estates abutting large open</p>

	<p>arable fields.</p> <p>The proposed site lies in the 'East Anglian Chalk' Landscape Character area. The landscape is open and rolling, with a series of hilltops and ridges running from south west to north east, with many roads tracks and rights of way following this orientation. The high slopes often have a clear horizon of grassland or grain crops, separated by hilltop woodlands extenuating the landform. Huge views are available to the north, over Cambridge and beyond to the fen edge. These views are particularly notable from the high points of the Gog Magog hills to the south. The field pattern is regular large and very large fields divided by hedges and shelterbelts, which are sometimes lost in the folds of the landform, making fields appear even larger. The Area is rich in history and features such as Wandlebury Rings and The Fleam Dyke.</p> <p>The site is adjoins the south western edge of Fulbourn and development of the land to the east of Hinton Road site would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the adverse impacts of development in this very visible location. Some limited development may be possible to the east of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of the Listed windmill and two Conservation Areas, which it would not be possible to mitigate.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Hinton Road 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 - Likely to trigger local 11,000-Volt reinforcement.

	<ul style="list-style-type: none"> • Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Fulbourn has mains gas supply and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – The Teversham STW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 220 dwellings could generate a need for early years places and a maximum of 77 primary school places and 55 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The nearest doctors surgeries are in Cherry Hinton Road, Cambridge and Cherry Hinton with limited spare capacity but capacity to expand.
Any other issues?	
Can issues be mitigated?	Yes, with significant upgrades to local infrastructure, including highways, utilities, school and health.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors	
Capacity	
Developable area	None (2.61 ha if unconstrained)
Site capacity (updated July 2013)	78 dwellings
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there is likely to be interest in the site 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 2016-21.

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

Site Assessment Conclusion
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	August 2013
Location	Fulbourn
Site name / address	Land at Balsham Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	35 dwellings with public open space
Site area (hectares)	2.76
Site Number	136
Site description & context	The site is on the eastern edge of Fulbourn to the north of Balsham Road. It comprises of two enclosed fields. The Fulbourn Recreation Ground is to the north west of the site with residential to the north and west. There is open countryside to the east and south. The site is adjacent to Site 213.
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	2006 – Planning application for clubhouse, football pitch, grandstand, car parking refused for this in field that is the northern part of the site with access road across southern part of site (S/0636/06/F). Reasons for refusal included fact that site is in GB, development would create visually intrusive feature into landscape; likely to result

	<p>in significant harm to neighbouring residential area due to noise disturbance and light from floodlighting. ; application fails to consider impact upon identified wildlife sites; access inadequate; site bounded by important trees and hedgerows; impact on setting of listed cottages on site edge – historic visual relationship between cottages and their agricultural setting would be destroyed; fundamental and detrimental impact on landscape character of area.</p> <p>Planning applications – there have been a number of applications to build housing on the southern field which forms part of the site. Outline approval was given for four houses in 1988 (S/0230/88/O). Prior to this an appeal was dismissed for development for residential for the of the whole of the southern field.(S/2060/80/O) The inspector stated that ‘...my view is that although the site may be loosely described as in the village area it is certainly outside the framework of the built up part of the village...’ The inspector accepted that the development would not adversely affect the appearance of the area generally with the scattered residential development to the north, the market garden opposite and the old cottages fronting Stonebridge Lane to the north east but he concluded that development here would be extending onto cultivated farmland within the green belt.</p>
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes Maintains and enhances the quality of Cambridge’s setting Prevents coalescence between settlements and with Cambridge</p> <p>Function with regard to the special character of Cambridge and it’s setting: The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character</p> <p>Site falls within an area where development would have an adverse impact on the GB purposes and functions. Fulbourn is identified as an inner necklace village in the LDA study 2002 within an area of townscape/ landscape that is an integral part of the city and its environs but lacks individual distinction and does not play a significant contribution to the setting of the city. (Drawing 1641LP/08). The site is within the Fulbourn Eastern Fen Edge which is an area of gently rolling arable farmland providing a rural setting to Fulbourn. The site assists in providing a separation between Fulbourn and Stow cum Quy and retains a strong rural character linking to open countryside</p>

<p>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</p>	<ul style="list-style-type: none"> Minerals and Waste LDF designations – the entire site is within a minerals safeguarding area for sand and gravel
<p>Tier 1 conclusion:</p>	<p>The site is on the eastern edge of Fulbourn to the north of Balsham Road. It comprises of two enclosed fields. The Fulbourn Recreation Ground is to the north west of the site with residential to the north and west. There is open countryside to the east and south.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> To prevent coalescence between settlements and with Cambridge. The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character
<p>Does the site warrant further assessment?</p>	<p>No</p>

Tier 2: Significant Local Considerations

<p style="text-align: center;">Designations and Constraints <i>(ie. include potential to mitigate)</i></p>	
<p>Heritage considerations?</p>	<ul style="list-style-type: none"> Conservation Area – The conservation area is 70 metres to the north and 60 metres west of the site. Major adverse effect on setting of Conservation Area and village due to prominent position on approach. Listed Buildings –4 to16 Stonebridge Lane are Grade II listed buildings north of the site. (70 metres) 18 Balsham Road is Grade II building to the west of the site(100metres). Major effect on settings of listed properties along Stonebridge Lane due to obstruction of foreground and rural backdrop to listed buildings. Non-statutory archaeological site - The site is located on the southern side of the historic village core. A medieval moat is known to the north east. Further information would be necessary in advance of any planning application for this site.

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – there are several protected trees within a field adjoining the site. The TPO area follows the hedgerow of the northwest corner of the site. • Public Rights of Way – no footpaths go through the site however there is a path linking Impetts Lane with Stonebridge Lane and a further byway a field distance to the east of the site which links Balsham Road with Stonebridge Lane • Presence of protected species - Greatest impact likely to arise through the loss of open grassland which may be of value as foraging habitat for bats and badgers. Fulbourn Fen Nature Reserve is relatively nearby.(460metres direct) • Agricultural land – Eastern half of site is Grade 2 with remainder urban.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Noise issues - No obvious / apparent adverse noise related issues, therefore no objection in principle.
<p>Townscape and landscape impact?</p>	<p>Fulbourn is located in the chalklands just to the south of the Fens. It is one of the inner necklace villages around Cambridge City. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the landscape setting of the village as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn. To the south and west of the village the land rises to Lime Pit Hill which forms part of the Gog Magog hill group. To the east the land is more enclosed with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside.</p> <p>The site is to the east of Fulbourn and the SCVCS identifies the Fulbourn Recreation Ground as providing a transition between the village and arable fields beyond. Since the site is adjacent to the recreation ground and further away from the built up area of Fulbourn if it were to be developed this transition would be lost. The two flat enclosed fields provide a rural character to the approach to the village from Balsham. This setting on the eastern edge of the village is identified as a key attribute in the SCVCS.</p> <p>The listed buildings in Stonebridge Lane look directly southward over the site and the setting of all these properties would be adversely affected if the site were to be developed – their rural location would be lost. The views of rolling countryside from within the village looking outwards would also be impacted by an extension to the built form of the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn because it would extend the built form of the eastern edge of the village and the setting of listed buildings within a rural backdrop would be lost.</p>

Can any issues be mitigated?	It would not be possible to mitigate impact on setting of listed buildings and on the setting of the Conservation Area.
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Infrastructure <i>(ie. and potential to mitigate)</i>	
Highways access?	<p>Regarding sites in Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity 10,922 dwellings on 25 sites) the Highway Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Balsham Road would be acceptable to the Highway Authority.</p> <p>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 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas- Fulbourn has a gas supply. As this is a site with less than 150 dwellings it is very likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - The Teversham waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places

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

Minor Rural Centre

	<p>taking account of planned development across the village college catchment area.</p> <p>The development of this site for 35 dwellings could generate a need for early years places and a maximum of 12 primary school places and 9 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?	<p>Fulbourn Health Centre – Haggis Gap (0.36miles) – Limited capacity. Needs replacing.</p> <p>Cherry Hinton Medical Centre Fisher’s Lane (2.05miles) – Limited – would need extending or replacing if large growth</p> <p>Cherry Hinton Surgery High Street (2.13miles) – Limited – Could join with Fishers Lane</p> <p>Cornford House Surgery Cherry Hinton Rd (2.92miles) - Limited – Extension to be funded by Bell School s106 agreement.</p>
Any other issues?	<p>The promoter has provided the following additional information</p> <p>The landowners are involved in ongoing discussions with the Accent Nene regarding the use of part of the proposed site as an ‘exception site’ for the provision of affordable housing. The 35 houses envisaged includes those which would be built as part of this development.</p> <p>The site is located adjacent to the existing village sports ground and provides a natural extension to the existing facilities which would provide a long term benefit to the local community in particular the local football club.</p> <p>The site is situated adjacent to the existing development framework boundary for the village and given that the site is already ‘enclosed’ by mature hedges would provide a natural residential extension with the minimum of disturbance to the landscape.</p> <p>Associated landscaping of the site will provide improved ecological and environment enhancements by creating additional wildlife corridors/ features.</p>
Can issues be mitigated?	<p>In part - Would need reinforcement of utility services serving the village. The sewage network is operating at capacity. Additional school places would be needed and health care facilities.</p>
Does the site warrant further assessment?	<p>No</p>

Tier 3: Site Specific Factors	
Capacity	
Developable area (Updated August 2013)	None (area if unconstrained 2.07ha)
Site capacity (Updated August 2013)	62 dwellings
Density (updated August 2013)	30 dph

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

Availability	
Is the land in single ownership?	No
Site ownership status?	Two individual landowners.
Legal constraints?	
Is there market interest in the site?	The site has not been marketed but interest has been shown by 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?	No

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

Site Assessment Conclusion
Site with no development potential

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

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

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Fulbourn
Site name / address	Land between Teversham Road and Cow Lane, Fulbourn.
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	180-240 dwellings with public open space
Site area (hectares)	6.14ha
Site Number	162
Site description & context	The site is located on the northern edge of Fulbourn south of the railway line from Cambridge to Ipswich. Beyond the railway line is open countryside. To the west are commercial uses and to the south and east residential. The site comprises of two enclosed fields.
Current or last use of the site	Grazing.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LDF 2008 Housing Shortfall Site 12 – Detailed assessment carried out on this site. Not proposed for housing. LDF 2006 Objection Site 35 Local Plan 2004, Inspector's Report (2002) – The Inspector concluded: 'I saw that it would be possible to develop this large site with only limited local visual impact, subject to careful design at the boundaries with the Conservation Area. In addition, I note that the

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

	<p>land has been actively considered as a candidate for development at a number of stages in the past including at the last Local Plan Inquiry' (paragraph 31.20).</p> <p>Local Plan 1993, Inspector's Report (1992) - The western part of the current site was proposed for development in the Council's draft Local Plan, but this was replaced by an alternative allocation by the Inspector (a site of former nurseries between Cambridge Road and Shelford Road that has subsequently been built). The report states: 'Both sites can be readily seen, but I consider that local topography, and especially the way in which the former nurseries lies below rising ground, would significantly reduce any prominence of buildings on that site. Considerations about distances from the village centre, additional traffic generation and suitability of roads to cater for it are, in my judgement, finely balanced, but I agree with the Parish Council and the local residents that development at Fulbourn 1 would have a substantially greater adverse effect upon the rural character of the site and its surroundings... The land to the east of Fulbourn 1 is open and has some affinity with the broad sweep of the countryside to the north and also with the land subject to the present policy Fulbourn 1. There would be a good case for including it in a larger combined allocation were I not to be recommending the substitution of an alternative site.'</p>
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not in the Green Belt – it is white land. It is adjacent to Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>The site is located on the northern edge of Fulbourn south of the railway line from Cambridge to Ipswich. Beyond the railway line is open countryside. To the south and west are a mix of commercial uses and residential.</p> <p>The site comprises of two enclosed fields and is adjacent to Green Belt land.</p>

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

Designations and Constraints <i>(ie. include potential to mitigate)</i>	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – The Conservation Area adjoins the southern boundary of the site. This part of the Conservation Area is focused on the pumping station and associated ponds and cart wash along the northern side of Cow Lane that were built from 1885 (opened in 1891) to supplement Cambridge City’s water supply. Adverse effect on setting of Conservation Area as loss of significant green space as backdrop and approach to Conservation Area. • Non-statutory archaeological site - The site is located on the north side of the historic village core. Evidence for Iron Age settlement is known to the west and for Roman settlement to the east. 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 - Area Tree Protection Order north of Poorwell Water covers the south east section of the site. Area TPO in the grounds of the pumping station adjoins to the south west. • Protected Village Amenity Area – two protected areas adjoin the southern boundary of the site • Presence of protected species - Greatest impact likely to arise through a combination of habitat loss, change and disturbance. This site has range of habitats currently associated with it and development would need to be carefully laid out to protect and enhance. • Agricultural land of high grade – Grade 2 for northern third of site, remainder is urban.
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 1 • Land contamination - Site is adjacent to current industrial/commercial use and railway line and may need investigation. This can be dealt with by condition. • Noise issues: - Industrial and Railway Transport & Industrial Noise & Odour The North-West of the site is bounded by medium sized industrial type units at Breckenwood Road of Teversham Road. Gatewood Joinery is an Architectural Joiner Manufacturer engaged in the manufacture and installation of bespoke joinery. P&R Coachworks undertake vehicle bodywork and repair. Both of these businesses have the potential to generate solvent

	<p>type smells / odours associated with aerosol paint spraying or similar and associated industrial type noise has the potential to cause noise nuisance. P & R Coachworks have a spray booth with ventilation stacks that discharge to the rear, adjacent to this site. Due the level of operation neither of these businesses requires permitting under and Pollution Prevention Control Regulation.</p> <p>A Cass Allen PPG 24 Noise Survey & Assessment has been submitted as additional Information. The report correctly identifies that plant and activities associated with Gatewood Joinery and P&R Coachworks generate high noise levels at the NW edge of the site. However we disagree with the noise impact assessment used to determine the suitability of the site as residential. We do not agree with the conclusions and that a noise insulation condition on its own can provide an adequate level of protection to residential against noise. Officers have witnessed noise (including specific tonal noise elements / frequencies across the site from the industrial noise) and odour levels that are likely to be considered statutory nuisances to at least half or more of the proposed site. Noise and odour are obvious material considerations in terms of health and well-being and providing a high quality living environment. An odour impact assessment may be required.</p> <p>It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment and it is very difficult to abate off site odour sources effectively. Noise insulation / mitigation and odour abatement measures are likely to be required off-site at the industrial units (noise attenuation to plant and upgrade in noise insulation of buildings) to make the western half of the site suitable for residential use. It is also uncertain if these would be effective and such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required, but there are no guarantees that mitigation can be secured / provided. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</p> <p>Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise and odour constraints are thoroughly investigated and duly considered / addressed by undertaking odour and noise impact / risk assessments and consideration is given to possible on site and the technical feasibility of off site mitigation in accordance with PPG 24 Planning and Noise and associated guidance.</p> <p>There are also industrial / commercial type units to east of the site at Cox's Drove that may need to be checked in terms of their</p>
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	<p>planning uses etc but these are a low to medium risk in terms of adverse noise impact.</p> <ul style="list-style-type: none"> • Railway Noise and Vibration to North The North of the site is also bounded by an operational railway line. However it is likely that such a railway noise and vibration transport source can be abated to an acceptable level with careful building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm and special foundation design may be required. May have impact on proposed density. • Drainage issues - There is a high water table in the general area. There have been serious flooding incidents in Thomas Road to the west. A pumped land drainage system was recently installed to prevent flooding of the area from a combination of high groundwater and heavy periods of rainfall. Environmental Health advised that it was not possible to conclude that viable flood mitigation / attenuation measures such as pumped drainage or attenuation ponds can be provided and the site may even have to be elevated to deal with flooding. Information was provided when the site was considered in 2008 as a potential site in the Housing Shortfall assessments. The representor submitted further evidence on the drainage issue which has been resubmitted with the Call for Sites questionnaire. It states that there is a risk of groundwater levels at the site reaching, or being close to, the existing ground level. Such a situation would have an effect on the construction methods and could potentially affect the built development if mitigation measures were not included in the development proposals. It considers that the impact of any surface expression of groundwater can be mitigated through raising finished floor levels and setting access thresholds above the existing ground level. However, a high groundwater level can also affect surface water drainage systems and hence the design of such systems will need to reflect this. The representors concluded that the risk from groundwater flooding alone would not prevent residential development in this location, albeit that the mitigation measures and space required for the surface water drainage components would influence the master plan. The additional evidence has been reviewed by the Environment Agency. They advise that it relies on historic information provided by the Agency, which identifies a high water table at the proposed location, and there is a high probability of periodic groundwater flooding occurring at the site. The Environment Agency recommends that the site not be allocated unless it can be demonstrated that this risk can be mitigated to their satisfaction. This would require site specific investigations to be undertaken in order to establish the actual hydrogeological
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	<p>conditions that are on site. Further groundwater level monitoring would be required, as the existing 40-year-old record, spanning a year, cannot be considered to represent the potential range. This monitoring would need to address seasonal and inter-annual fluctuation of the water table. With the presence of groundwater flood risk it is not sufficient to simply accept the inclusion of higher floor levels for new development. The impact on third parties off site must also be considered.</p>
<p>Townscape and landscape impact?</p>	<p>Fulbourn is located in the chalklands just to the south of the Fens. It is one of the inner necklace villages around Cambridge City. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the landscape setting of the village as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn. To the south and west of the village the land rises to Lime Pit Hill which forms part of the Gog Magog hill group. To the east the land is more enclosed with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside.</p> <p>The site is bounded by the railway line to the north – the presence of this northern boundary to the village is identified as a key attribute in the SCVCS. Views of the open countryside beyond the railway north from the site are restricted by this barrier.</p> <p>The edge of the village to the south of the site is soft and well defined according to the SCVCS with mature woodland and low density development adjoining the open fields that form the site.</p> <p>There are limited opportunities to view the site from the surrounding area since there is a mix of development of houses and commercial buildings along with well-established trees with hedgerows screening the fields. From Coxs Drove on the eastern edge of the site the commercial units on this road look directly over the site and offer an open view of the eastern flat field which forms part of the site. A dense treed hedgerow divides the site. From Teversham Road in the west where the site adjoins this road there is limited views across the western part of the site which is a flat enclosed field that is well screened.</p> <p>The southern boundary of the site adjoins the historic area of Fulbourn which is within the Conservation Area. There are groups of mature trees along Cow Lane which are protected and contribute to the street scene by creating a green character to the area. The SCVCS includes such trees within its list of key attributes for Fulbourn. Development of the site would impact of the setting of this area.</p>

	Development of this site would have a neutral effect on the landscape setting of Fulbourn because the site is so well screened from the residential and commercial buildings that surround it on three sides with the railway forming a barrier to the north.
Can any issues be mitigated?	Would need for further assessments of impact of noise from adjoining users. Environment Agency has indicated that any measures to mitigate the high water table would need their approval.

Infrastructure	
Highways access?	<p>Regarding sites in Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity 10,922 dwellings on 25 sites) the Highway Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on to Teversham Road but not on to Coxs Drove would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Fulbourn has a gas supply and since this is site greater than 150 dwellings it is likely to need large system reinforcement. • Mains sewerage - The Teversham waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	The promoter has submitted a detailed report about groundwater.

<p>School capacity?</p>	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 240 dwellings could generate a need for early years places and a maximum of 84 primary school places and 60 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>Health facilities capacity?</p>	<p>Fulbourn Health Centre – Haggis Gap (0.36miles) – Limited capacity. Needs replacing.</p> <p>Cherry Hinton Medical Centre Fisher’s Lane (2.05miles) – Limited – would need extending or replacing if large growth</p> <p>Cherry Hinton Surgery High Street (2.13miles) – Limited – Could join with Fishers Lane</p> <p>Cornford House Surgery Cherry Hinton Rd (2.92miles) - Limited – Extension to be funded by Bell School s106 agreement.</p>
<p>Any other issues?</p>	<p>The promoter has provided the following additional information</p> <p>The issues which face development of the site are no different from any other site and are considered conventional and do not represent constraints which would be a fundamental bar to development. The site presents an ideal opportunity to deliver additional housing within Fulbourn, integrating that housing with the existing form of the village and in addition delivering affordable housing and recreational opportunities. Matters regarding landscape, visual impact, relationship with Fulbourn, drainage and transportation are assessed in detail in the reports which accompany the Call for Sites Questionnaire. Whilst the accompanying reports are dated 2007, they deal with factual matters which remain unchanged at this time. Commentary within the reports in relation to Planning Policy matters is clearly not a matter for consideration through the Call for Sites process.</p> <p>The Call for Sites Questionnaire is, therefore, accompanied by the following documents:</p> <ul style="list-style-type: none"> • Site Location Plan • Letter of Agreement • Planning and Landscape Report • Transportation and Drainage Report • Noise Report

	<ul style="list-style-type: none"> Ecology Assessment
Can issues be mitigated?	In part - Would need reinforcement of utility services serving the village. The sewage network is operating at capacity. Additional school places would be needed and health care facilities.
Does the site warrant further assessment? (Update August 2013)	No. (for consistency with Sustainability Appraisal Summary of SHLAA and SA Summary Tables June 2012 & July 2013)

Tier 3: Site Specific Factors

Capacity	
Developable area	None. (3.07ha Reduced area to mitigate noise and flooding problems relating to site.)
Site capacity (updated July 2013)	92 dwellings
Density (updated July 2013)	30 dph

Potential Suitability	
Conclusion (Update August 2013)	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Castlefield International Ltd in the care of Hutchison Whampoa Properties (Europe) Ltd
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	Not known at this time
Are there any cost factors that would significantly affect deliverability?	Not known at this time.
Could issues identified be overcome?	
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

Update August 2013 - Site with no development potential. (for consistency with Sustainability Appraisal Summary of SHLAA and SA Summary Tables June 2012 & July 2013)

Status of Site in Proposed Submission Local Plan 2013
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Local Green Space; Not allocated for development; outside Development Framework.
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Fulbourn
Site name / address	Land at Court Meadows House , Balsham Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (would be dependent on Site 136 being allocated since this site is not adjacent to the framework but is beyond site 136)
Description of promoter's proposal	250 dwellings with community facilities, public open space and a limited amount of retail (note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)
Site area (hectares)	13.84
Site Number	213
Site description & context	<p>The site is on the eastern edge of Fulbourn to the north of Balsham Road, separate from the village by fields. There is residential to the north west along Stonebridge Lane and an individual house adjoining Balsham Road to the west of the site. There is open countryside adjoining all other boundaries</p> <p>The site comprises of two fields divided by a track (Hind Loder) that links Balsham Road to Stonebridge Lane. There is an agricultural building in the south eastern corner of the site.</p> <p>The site is adjacent to Site 136.</p>
Current or last use of the site	Arable
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No

Planning history	<p>2008 LDF Housing Shortfall – Site 30 - Site considered and rejected 2007 – Objection Site 36 – Considered as housing site.</p> <p>2004 Local Plan – Inspector considered the site and stated ‘...the site comprises arable farmland in open countryside detached from the built-up area of the village. Strategic options for longer-term growth will be considered in the context of the Structure and Local Plan reviews. There is certainly no present exceptional reason to exclude the land from the Green Belt.’ (Para 31.11 Inspector’s report 2002)</p>
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes Maintains and enhances the quality of Cambridge’s setting Prevents coalescence between settlements and with Cambridge</p> <p>Function with regard to the special character of Cambridge and it’s setting: The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character</p> <p>Site falls within an area where development would have an adverse impact on the GB purposes and functions. Fulbourn is identified as an inner necklace village in the LDA study 2002 within an area of townscape/ landscape that is an integral part of the city and its environs but lacks individual distinction and does not play a significant contribution to the setting of the city. (Drawing 1641LP/08). The site is within the Fulbourn Eastern Fen Edge which is an area of gently rolling arable farmland providing a rural setting to Fulbourn. The site assists in providing a separation between Fulbourn and Stow cum Quy and retains a strong rural character linking to open countryside.</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 – To the east of the site there is a band of land within flood zone 3 – approximately a fifth of the area. • Minerals and Waste LDF designations – three quarters of the northern part of the site is within a safeguarding area for sand and gravel

<p>Tier 1 conclusion:</p>	<p>The site is on the eastern edge of Fulbourn to the north of Balsham Road, separate from the village by fields. The site comprises of two fields divided by a track (Hind Loder).</p> <p>Approximately a fifth of the site is in flood zone 3 and three quarters of the site within a safeguarding area for sand and gravel in the Minerals and Waste LDF.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

<p style="text-align: center;">Designations and Constraints <i>(ie. include potential to mitigate)</i></p>	
<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Conservation Area – the conservation area boundary adjoins the north west boundary of the site. Major adverse effect on setting of conservation area and village due to prominent position of site on approach into Fulbourn. • Listed Buildings - 4 to14 Stonebridge Lane are Grade II listed buildings north west of the site. Nos. 16 Stonebridge Lane adjoins the boundary of the site. Major effect on settings of listed buildings along Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties . • Non-statutory archaeological site - The site is located adjacent to the medieval site Shardlowe's Moat.(north of Stonebridge Lane). Cropmarks to the east suggest settlement of Roman date. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – for the full length of Hind Loders (track) there are protected trees. • Public Rights of Way – the site is divided by a track / byway – Hind Loders which links Balsham Road to Stonebridge Lane to the north. • Presence of protected species - Greatest impact likely to arise through the loss of open grassland which may be of value as foraging habitat for bats and badgers. Fulbourn Nature Reserve is relatively nearby (600metres) to the north of the site.

	<ul style="list-style-type: none"> • Agricultural land - Vast majority is Grade 2 with only small part of site as urban
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Noise issues - No obvious / apparent adverse noise related issues, therefore no objection in principle. • Flooding and drainage issues - A known flood zone 2 & 3 crosses this site.
Townscape and landscape impact?	<p>Fulbourn is located in the chalklands just to the south of the Fens. It is one of the inner necklace villages around Cambridge City. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the landscape setting of the village as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn. To the south and west of the village the land rises to Lime Pit Hill which forms part of the Gog Magog hill group. To the east the land is more enclosed with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside.</p> <p>The site is located on the approach road into the village from Balsham. The SCVCS describes this as a narrow approach with the road bordered by trees and hedgerows providing a setting for Fulbourn surrounded by woods. There is a mature hedge along the whole length of where the site adjoins the Balsham Road and the village is fully screened. Development of the site would create a significant impact by extending the built form of the village eastwards. The site does not link to the existing village but is separated by a field width.</p> <p>The protected trees along Hind Loders provide an important wooded feature in the landscape and screen views across the site.</p> <p>The listed buildings in Stonebridge Lane look south-eastward over the site and the setting of all these properties would be adversely affected if the site were to be developed – their rural location would be lost.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn because it would extend the built form of the eastern edge of the village and the setting of listed buildings within a rural backdrop would be lost.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>Regarding sites in Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity 10,922 dwellings on 25 sites) the Highway Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Balsham Road would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt reinforcement - • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Fulbourn has a gas supply and as this is a large site over 150 dwellings it is likely that it will require greater system reinforcement than smaller sites. • Mains sewerage - The Teversham waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned

	<p>development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 250 dwellings could generate a need for early years places and a maximum of 88 primary school places and 63 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Fulbourn Health Centre – Haggis Gap (0.36miles) – Limited capacity. Needs replacing.</p> <p>Cherry Hinton Medical Centre Fisher’s Lane (2.05miles) – Limited – would need extending or replacing if large growth</p> <p>Cherry Hinton Surgery High Street (2.13miles) – Limited – Could join with Fishers Lane</p> <p>Cornford House Surgery Cherry Hinton Rd (2.92miles) - Limited – Extension to be funded by Bell School s106 agreement.</p>
Any other issues?	<p>The promoter has provided the following additional information –</p> <p>The site is large enough to provide a meaningful contribution of housing, within a village that is ideally placed to accommodate such growth, and by reason of its size is able to deliver complimentary non-residential uses such a community facilities, open space and a limited amount of retail.</p>
Can issues be mitigated?	<p>In part - Would need reinforcement of utility services serving the village. The sewage network is operating at capacity. Additional school places would be needed and health care facilities.</p>
Does the site warrant further assessment?	<p>No</p>

Tier 3: Site Specific Factors	
Capacity	
Developable area	None (area if unconstrained 5.54ha)
Site capacity (updated July 2013)	166
Density (updated July 2013)	30 dph

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

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

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	
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.

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

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Fulbourn
Site name / address	Land off Home End Fulbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	18 dwellings
Site area (hectares)	0.52
Site Number	214
Site description & context	<p>The site is on the eastern edge of Fulbourn east of Home End. It is adjacent to the village hall, recreation ground and scout hut. There are offices and warehouses on land opposite the site on Home End.</p> <p>The site comprises of a grass field bounded by hedge / post and rail fencing.</p>
Current or last use of the site	Vacant grass land
Is the site Previously Developed Land?	Yes / No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>2008 LDF – Housing Shortfall –Site 29 - site considered and rejected.</p> <p>2006 LDF – Objection site 33</p> <p>2004 – Local Plan – the inspector has stated ‘...the undeveloped nature of the objection site contributes to the character and appearance of this part of the Conservation Area. The land also affords views towards the recreation ground and the rural area beyond, thus justifying the ICF designation. In my view there are no exceptional circumstances to warrant removal of the site from the Green Belt.’</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	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes Maintains and enhances the quality of Cambridge's setting Prevents coalescence between settlements and with Cambridge</p> <p>Function with regard to the special character of Cambridge and it's setting: The distribution, physical separation, setting, scale and character of Green Belt villages A landscape which retains a strong rural character</p> <p>Site falls within an area where development would have an adverse impact on the GB purposes and functions. Fulbourn is identified as an inner necklace village in the LDA study 2002 within an area of townscape/ landscape that is an integral part of the city and its environs but lacks individual distinction and does not play a significant contribution to the setting of the city. (Drawing 1641LP/08). The site is within the Fulbourn Eastern Fen Edge which is an area of gently rolling arable farmland providing a rural setting to Fulbourn. The site assists in providing a separation between Fulbourn and Stow cum Quy and retains a strong rural character linking to open countryside.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<p>No</p>
Tier 1 conclusion:	<p>The site is on the eastern edge of Fulbourn east of Home End. It is adjacent to the village hall, recreation ground and scout hut.</p> <p>The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character

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

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – two thirds of the western part of the site is within the Conservation Area. Major adverse effect on Conservation Area due to loss of prominent and important open green space, playing fields and countryside views. • Listed Buildings –to the north west of the site is 2 Home End – Grade II listed (10metres); 8 and 15 Home End are Grade II listed to the south of the site (30metres); 2 Stonebridge Lane is Grade II to the east (65metres) Adverse effect on settings of listed buildings in Home End and in views of Village Hall (a Heritage Asset and positive building within Conservation Area). • Non-statutory archaeological site - The site is located on the southern side of the historic village core. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Important Countryside Frontage – there is an ICF along the western edge looking across the site. • Presence of protected species - No significant biodiversity impact considered to result from development of this site.
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2 • Noise issues - Recreational & Commercial / Entertainment. The site will be immediately adjacent to an existing skateboard park, play equipment and general recreation ground and guide & scout club buildings. The site is also adjacent to Townley Memorial Hall, Home End and a Community Facility / Building (Fulbourn Sports & Social club) which hold entertainment type events such as music and theatre / plays. Such short distance separation between a skateboard park and residential is unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by skateboard park eg high-level impact noises etc likely to be moderate to major significant noise related issues. Could be developed if skate park was removed or relocated by s106 obligation or similar mitigation measures and subject to careful design and layout. In addition any entertainment noise at Townley Hall would need assessment and insulation works at Hall may be required by s106 obligations or similar. Site should not be allocated until these issues have been considered and mitigation options feasibility etc. • Flooding and drainage issues - There have been 2 reports of flooding in Home End close to this site in 2007/8 associated with highway drain. No known flood zones near the site.

<p>Townscape and landscape impact?</p>	<p>Fulbourn is located in the chalklands just to the south of the Fens. It is one of the inner necklace villages around Cambridge City. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the landscape setting of the village as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn. To the south and west of the village the land rises to Lime Pit Hill which forms part of the Gog Magog hill group. To the east the land is more enclosed with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside.</p> <p>The site is located next to the recreation ground which is identified in the SCVCS as forming a transition between the village and the arable fields beyond. To the north of the site is the wooded parkland of Fulbourn Manor which has a rural character. The edge of the site from Home End has been identified as an important countryside frontage and from the site there are views across the recreation ground to the countryside beyond. Development of the site would result in the loss of this frontage view and a loss of an area with a rural character located within the village.</p> <p>Home End has a number of listed buildings along it. 2 Home End looks out over the site and also across towards Fulbourn Manor. The setting of these buildings would be adversely affected if the land were to be developed.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn because it would reduce the transitional area including the recreation ground on this edge of the village and the setting of listed buildings nearby would be adversely affected.</p>
<p>Can any issues be mitigated?</p>	<p>It should be possible to mitigate with careful design the impact of noise from the adjoining recreation area and skate park.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity 10,922 dwellings on 25 sites) the Highway Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p>

	The proposed site does not appear to have a direct link to the adopted public highway.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Fulbourn has a gas supply. As this is a small site below 150 dwellings it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - The Teversham waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA
School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 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?	Fulbourn Health Centre – Haggis Gap (0.36miles) – Limited capacity. Needs replacing. Cherry Hinton Medical Centre Fisher’s Lane (2.05miles) – Limited – would need extending or replacing if large growth Cherry Hinton Surgery High Street (2.13miles) – Limited – Could join with Fishers Lane Cornford House Surgery Cherry Hinton Rd (2.92miles) - Limited – Extension to be funded by Bell School s106 agreement.
Any other issues?	The promoter has provided the following additional information – It is considered that additional dwellings sites should be provided permitting logical extensions to the village framework. The land off Home End is surrounded by development on three sides either parking associated with the recreational ground immediately to the rear. The site is ideally placed to accommodate development, being well integrated into the village. The site, by reason of its size has no capacity to facilitate public transport or community facility improvements, but can provide much needed housing (including affordable).
Can issues be mitigated?	In part - Would need reinforcement of utility services serving the village. The sewage network is operating at capacity. Additional school places would be needed and health care facilities.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.47ha)
Site capacity (updated July 2013)	14 dwellings
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Land is in a trust.
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	

Economic viability?	Viability Category 1 Most viable sites
	This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.
	Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.
	In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).

Site Assessment Conclusion
Site with no development potential

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2013
Location	Fulbourn
Site name / address	Bird Farm Field, Cambridge Road, Fulbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 150 dwellings
Site area (hectares)	5.67 ha.
Site Number	245
Site description & context	<p>The site lies to the north of Cambridge Road and west of Caraway Road on the south western edge of Fulbourn. The site adjoins residential development to the north and east and agricultural land surrounds the site to the west and south. The site comprises a large area of agricultural land. There are high hedgerows along the road frontage to the south and separating the adjoining field to the west, but the patchy hedgerows along the residential boundaries. The site is open to wider views across to the south and east in an area of gently rolling countryside.</p> <p>Note: this site adjoins sites 108 to the west and 037 to the south.</p>
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	Various planning applications for residential development (C/0168/67/O, S/1044/80/O, S/0355/79/O, C/0599/72/O, C/0038/53/) have been refused for being in the Green Belt and outside the village. Development of the type proposed would progressively detract from

	the open and rural appearance and character of the area. The site is on high ground, visible from surrounding areas, and dwellings on it would be conspicuous. The development, if permitted, would be too large an extension to the village and would adversely change its character. MAFF considers the land should be retained in agricultural use because of its high quality (Grade 2). Caraway Road was deemed unsuitable for the quantity of traffic and access onto Mill Hill would prejudice free flow of traffic.
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"> • Key views of Cambridge from the countryside (<i>site forms part of the key elevated view towards Cambridge from Fulbourn</i>) • Designated sites and other features contributing positively to the character of the landscape setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have a significant adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) identifies Fulbourn Hospital as a distinctive / memorable feature in the setting of Cambridge and key elevated panoramic views to Cambridge. Cambridge Road is an important approach to the city. It describes the open countryside between Cherry Hinton and Fulbourn as an area of landscape close to the city to be safeguarded. Views towards the historic core should be considered in any new development and, where possible, they should be retained or framed through the creation of new vistas (page 80).</p> <p>The Buchanan Cambridge Sub-Region Study (2001) identifies the site as being in an area with no or very limited potential development capacity. Development to the south of Fulbourn Hospital would create physical and visual coalescence between city and Fulbourn. Open chalkland landscape has low capacity to accommodate development.</p> <p>The David Brown Landscape Design Green Belt Landscape Setting</p>

	Study (1998) identifies this site as within the Gog Magog Hills landscape character area, which it describes as making a substantial contribution to the setting of Cambridge as the area contains important viewpoints from which panoramic views of Cambridge can be obtained. Fine views over Cambridge, and over the surrounding countryside, are available from this area. The area is widely visible and prominent in many local views and therefore highly sensitive to change, be it development or misplaced tree planting. (page 23)
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This agricultural site lies to the north of Cambridge Road and west of Caraway Road on the south western edge of Fulbourn, within the Green Belt. The site falls within an area where development would have a significant adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge • Key views of Cambridge from the countryside (site forms part of the key elevated view towards Cambridge from Fulbourn) • Designated sites and other features contributing positively to the character of the landscape 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"> • Conservation Area – the Fulbourn Hospital Conservation Area lies approximately 765m to the west and Fulbourn Conservation Area 100m to the north. • Listed Buildings – Grade II Listed windmill lies approximately 245m to the south east. Adverse effect on setting of windmill due to loss of its significant countryside setting. • Non-statutory archaeological site - Cropmarks show the location

	<p>of enclosures of probable late prehistoric or Roman date in the area. Further information would be necessary in advance of any planning application for this site.</p> <p>The site forms an important part of the setting of a Grade II Listed windmill and part of the wider setting of two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development to the east.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Biodiversity features - Greatest impact likely to be from the general loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the wider natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone – the whole of the site lies within Zone 1. • Noise issues - The South of the site is bounded by the busy Cambridge Road. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. 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. • Flooding and drainage issues (e.g. localised flooding from ground and surface water) - There has been one reported incident of flooding in Caraway Road close to the north of the site in 2009.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Fulbourn as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn and Little Wilbraham Fens. To the south and west of the village the land rises to the prominent 'dome' of Lime Pit Hill, which forms part of the Gog Magog hill group. To the east the land is more enclosed, with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside. In particular, there are distant views from the southern approaches to Lime Pit Hill. In the west the landscape setting is of a gradually rolling landscape, with views to Fulbourn Hospital and the windmill, which are prominent features. The southern and western edges are well defined but harsh with housing estates abutting large open</p>

	<p>arable fields.</p> <p>The proposed site lies in the 'East Anglian Chalk' Landscape Character area. The landscape is open and rolling, with a series of hilltops and ridges running from south west to north east, with many roads tracks and rights of way following this orientation. The high slopes often have a clear horizon of grassland or grain crops, separated by hilltop woodlands extenuating the landform. Huge views are available to the north, over Cambridge and beyond to the fen edge. These views are particularly notable from the high points of the Gog Magog hills to the south. The field pattern is regular large and very large fields divided by hedges and shelterbelts, which are sometimes lost in the folds of the landform, making fields appear even larger. The Area is rich in history and features such as Wandlebury Rings and The Fleam Dyke.</p> <p>The site is adjoins the south western edge of Fulbourn and development would adjoin residential properties to the north and east. The land is higher than the adjoining residential properties, which would make it would be difficult to integrate development into the built form.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Fulbourn. It would be very difficult to mitigate against the adverse impacts of development in this very visible location.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant adverse historic environment, townscape and landscape impacts due to the very visible location, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise and flooding.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Cambridge Road only would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which;</p>

	such infrastructure will extend beyond the confines of the site.
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to trigger local 11,000-Volt 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 Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Fulbourn has mains gas supply and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – The Teversham STW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 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 and a maximum of 53 primary school places and 38 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The nearest doctors surgeries are in Cherry Hinton Road, Cambridge and Cherry Hinton with limited spare capacity but capacity to expand.
Any other issues?	

Can issues be mitigated?	Yes, with significant upgrades to local infrastructure, including highways, utilities, school and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (2.84 ha if unconstrained)
Site capacity (updated July 2013)	85 dwellings
Density (updated July 2013)	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer. Proposals have not yet reached an appropriate stage at which to identify a developer.
When would the site be available for development?	The promoter indicates that the site is not available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site 2011-16. • The promoter indicates that phasing – 50 dwellings 2011-16, 100 dwellings 2016-21.

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?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

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