

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

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

Index of Milton Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 132	The Former EDF Depot & Training Centre, Ely Road, Milton	128 dwellings	1074
Site 267	Cave Industrial Estate, Chesterton Fen Road, Milton	45 dwellings	1082

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Milton
Site name / address	The Former EDF Depot & Training Centre, Ely Road, Milton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	89 dwellings with public open space including sports pavilion
Site area (hectares)	8.53 ha.
Site Number	Site 132
Site description & context	<p>This large site is located to the east of Ely Road on the north eastern edge of Milton. To the south of the site is Milton Children's Hospice and to the west lies All Saints Church and Milton Hall. To the north lies the College of West Anglia. Most of the north, east and part of the southern boundaries back onto open agricultural land, with the railway line and River Cam lying further east.</p> <p>The site comprises two parcels of land; to the north is an overgrown car park and land around North Lodge, and the other parcel encompasses a disused depot with several utilitarian buildings and hard standings, with open grassland and a significant tree belt and lake to the southern boundary. The site is also occupied by many overhead power lines and telegraph poles associated with its former use as a training facility, and a lattice mast and associated buildings which will be retained.</p>
Current or last use of the site	Former EDF Depot & Training Centre and grassland
Is the site Previously Developed Land?	Yes, approximately 1/3 site.
Allocated for a non-residential use in the current development plan?	No

Planning history	<p>Outline planning permission has been granted (S/0983/11) for construction of up to 89 dwellings (including affordable housing), restoration of North Lodge, restoration of Humphrey Repton Landscape, provision of formal and informal open space including sports pavilion and children's play equipment, provision of associated landscaping and improvements to existing access.</p> <p>The site has planning approval for construction of 101 retirement units (including restoration of North Lodge for use as a retirement dwelling), and associated facilities, open space, associated landscaping, and improvements to existing access (S/1601/08/O & S/1730/09RM). This has not been implemented due to market conditions.</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Listed Buildings – Grade II Listed North Lodge, a former gatehouse to Milton Hall, is located in the northern part of the site and the site is adjacent to Grade II Listed Milton Hall. • Minerals and Waste LDF designations (Core Strategy designations only) – the majority of the site is within the Minerals Safeguarding area for sand and gravel.

Tier 1 conclusion:	<p>This is a large site located to the east of Ely Road on the north eastern edge of Milton, within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge’s setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The majority of the site is within the mineral safeguarding area for sand and gravel and there are Grade II Listed buildings within and adjacent to the site.</p>
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 area around North Lodge and part of the southern part of the site lies within the Milton Conservation Area. - Major adverse effect on Conservation Area due to loss of significant open green space. • Listed Buildings – Grade II* Listed Parish Church of All Saints lies approximately 45m to the south west of the site and the site is adjacent to Grade II Listed Milton Hall.- Setting of Milton Hall would have major adverse effect due to loss of its significant designed landscape, views and obscuring countryside setting. • Further Grade II Listed Buildings are located within the Conservation Area, the closest lies approximately 160m to the south west. • Non-statutory archaeological site - Extensive evidence for Iron Age and Roman remains are known in the area. County Archaeologists would require further information in advance of any planning application for this site before it is able to advise on the suitability of the site for development. <p>The site forms a very important part of the setting of several Listed Buildings, both within and adjoining the site, and the Conservation Area. However, with careful design it should be possible to mitigate any impact on the historic environment by removing the depot and training uses and improving the site.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – A group of protected trees adjoin the north west tip of the site. Another group lies around the Children’s Hospice adjoining the southern boundary of the site. A group of Elm saplings and several individual trees are also protected in the grounds of Milton Hall to the west. Two further

	<p>groups of protected trees lie approximately 75m to the east and to the south east.</p> <ul style="list-style-type: none"> • Important Countryside Frontage – within the grounds of Milton Hall; along Ely Road and Church Lane, to the south west of the site. <p>With careful design it should be possible to mitigate any impact on the environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Commercial / industrial use, some assessment has already been carried out. A contaminated Land Assessment will be required as a condition of any planning application. • Utility services – the site is crossed by a number of pylons and telegraph poles used for training purposes, which will be removed.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Milton as a Fen Edge village centred around a triangular green, parish church and Milton Hall with parkland designed by Repton. To the east of Milton, Milton Hall and the remnant parkland surrounding it, form a dense wooded local landscape for the village. The Hall itself and its associated church are strong historic features located just north of the historic core of the village. However, these are not easily seen from the surrounding landscape due to the woodland. Surviving parkland trees are distinctive features within the arable and pasture fields surrounding the Hall, although the strong historic character of this area is weakened somewhat by the business use and associated car parking. Further to the east the landscape opens out into the farmlands along the River Cam, which are very open, with drainage ditches as distinctive features. Views of the village from this part of its setting are dominated by a strong wooded edge. The landscape has a rural character in this area. Along the River Cam to the east, distinctive pollarded willows mark the course of the river, which provide interest and diversity within the flat open landscape. The site is within an area characterised as an attractive parkland setting to the historic core area, providing a strongly wooded edge.</p>
Can any issues be mitigated?	<p>Yes. Some historic environment, townscape and landscape impacts, but the improvements to the site and a careful design should outweigh these impacts. Any development of the site would be restricted to those parts that had been previously developed. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Milton / Waterbeach (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on</p>

	<p>the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>A junction located on to Ely Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>Please note that this site already has planning permissions: application numbers S/1601/08/O and S/1730/09/RM. An additional application has been submitted S/0983/11 but as of yet has not been decided.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within 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 – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
<p>Drainage measures?</p>	<p>An FRA was provided in conjunction with planning application S/0983/11, which demonstrates that the site is still situated within Flood Zone 1 (low risk) and appropriately outlines a surface water strategy that will be managed in a way so as not to adversely affect third parties, subject to detailed design.</p>
<p>School capacity?</p>	<p>Milton has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Milton taking account of planned development, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 89 dwellings could generate a small</p>

	<p>need for early years places and a maximum of 31 primary school places and 22 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 doctors practice in Milton has physical capacity to grow.
Any other issues?	Pre-application discussions (S/0983/11) agreed S106 contributions towards the provision of education arising from the development.
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage) and school capacity.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	4.27 ha.
Site capacity	128 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has been marketed and there is interest in the site from a developer.
When would the site be available for development?	The site is available immediately.

Achievability	
Phasing and delivery of the development	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 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.
NOTE: The site has gained planning permission for residential development.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Cambridge
Site name / address	Cave Industrial Estate, Chesterton Fen Road, Milton
Category of site:	An urban extension to Cambridge
Description of promoter's proposal	35 dwellings
Site area (hectares)	1.67 ha
Site Number	267
Site description & context	The site lies to the west of Chesterton Fen Road, towards the southern end, on the north-eastern outskirts of Cambridge. The site adjoins a traveller site to the north and north east, the London to Kings Lynn railway line to the west, and industrial and commercial development to the south and part of the northern boundary, closest to the road frontage. To the east lies remote residential properties in extensive grounds and meadows, leading down to the River Cam. The site currently largely comprises a light industrial estate, and a pond occupies the south western corner of the site.
Current or last use of the site	Light industrial units, some not occupied
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	The site is part of a much larger area identified in 'saved' Local Plan 2004 Policy CNF/6 for the development of Gypsy and Traveller pitches.
Planning history	LDF Objection Site (2006) – Site 89 (part) The site has various planning permissions for commercial and light industrial uses.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This industrial site lies to the west of Chesterton Fen Road, towards the southern end, on the north-eastern outskirts of Cambridge with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the Fen Ditton Conservation Area lies approximately 270m to the east. • Listed Buildings – a cluster of Grade II* Listed buildings within the Fen Ditton Conservation Area, including Ditton Hall and barn and Church of St Mary Virgin, lie approximately 400m to the east. • Non-statutory archaeological site - There is some evidence for Roman activity to the north. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • County Wildlife Site - The River Cam, approximately 250m to the east, is a County Wildlife Site. • Biodiversity Features - There may be Great Crested Newts and reptiles present in the pond on the western part of the site.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Current industrial/commercial use. A Contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - New Chesterton railway station / railway noise & industrial noise - proposals by the County Council for a new railway station and CGB interchange at Chesterton Sidings have recently been approved with the possible intensification in use of existing railway land for the stabling of trains. Noise and vibration from any future station, CGB interchange, sidings and

	<p>any new track alignments are constraints. SCDC have let a contact for a noise consultant to assess the noise and vibration impacts associated with any future proposals and consider any noise mitigation measures that may be required. It would be prudent to consider noise mitigation such as noise barriers that are likely to be required to protect current and any future residential in this area. Until the noise assessment is completed it is not possible to say with any certainty that the site is suitable for residential. There is also the question about the financing of any mitigation measures and whether the owners / applicant should be responsible for providing a noise barrier. In addition noise associated with any industrial buildings that are to remain operational will require consideration e.g. The Cottage Industrial Estate immediately adjacent & Chesterton Auto Repairs.</p> <p>Env Health object to this site. Before any consideration is given to allocating the site for residential development, it is recommended that this noise threat / constraint is thoroughly investigated and assessed having regard to PPG 24: Planning and Noise and associated noise guidance, to assess suitability of the site for residential use. This site requires a full noise impact risk assessment including consideration of financial viability / feasibility.</p> <ul style="list-style-type: none"> • Other environmental conditions (e.g. fumes, vibration, dust) – Malodour - Milton STW is nearby. The site is located further than the 400m safeguarding zone in the Minerals & Waste Plan. The prevailing wind direction is towards the village of Milton and odour is not envisaged as an issue. However Anglian Water or the County may require an odour impact assessment. • Utility services (e.g. pylons) – telecom lines run along the Chesterton Fen Road frontage and across the site.
<p>Townscape and landscape impact?</p>	<p>The southern part of Chesterton Fen Road on the western side is mostly built up with industrial and commercial development. On the eastern side it is quite rural in character with enclosed meadows leading down to the river. The River Cam and its meadows are an important and sensitive location.</p> <p>The site is sandwiched between industrial and commercial buildings along the Chesterton Fen Road frontage. As such residential development would be out of character with the street scene on either side.</p>
<p>Can any issues be mitigated?</p>	<p>No. It is unlikely that noise and vibration from the adjoining railway and industrial uses can be satisfactorily mitigated.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Milton / Waterbeach area (estimated capacity of 13,602 dwellings on 14 sites) the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a</p>

	<p>new settlement with the remainder essentially in-fill sites. On the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>The Highway Authority believes that this is an existing access which would be acceptable in principle. 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 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 - This site is un-gassed, and is surrounded by railway lines or rivers, so a complex connection and pipe lay would be required. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Milton has one Primary School with a PAN of 60 and school capacity of 420 and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 5 primary places in Milton taking account of planned development in Milton, and a deficit of 13 secondary places at Impington VC taking account of planned development across the village college catchment area</p> <p>The development of this site for 35 dwellings could generate a need for a small number of early years places and a maximum of 12 primary school places and 9 secondary places.</p>

	After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.
Health facilities capacity?	There are three doctors surgeries in Chesterton, Cambridge, one with no capacity and two with limited capacity for growth.
Any other issues?	
Can issues be mitigated?	In Part / No – noise / odour, utility upgrades, school & doctors capacity?
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.13 ha. if unconstrained)
Site capacity	45 dwellings
Density	40 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	The site is promoted by a single landowner.
Legal constraints?	None known.
Is there market interest in the site?	The site has not been marketed and is there 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 indicates that the first dwellings 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; inside Development Framework.