

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

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

Index of Papworth Everard Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 151	Papworth Hospital, Papworth Everard	118 dwellings	1090
Site 196	Land to east of Ridgeway and north of Old Pine Way, Papworth Everard	981 dwellings	1098

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Papworth Everard
Site name / address	Papworth Hospital, Papworth Everard
Category of site:	A development within the existing village development framework boundary.
Description of promoter's proposal	Approximately 150 dwellings with some non-residential uses (e.g. employment, retail, community uses, commercial uses and public open space)
Site area (hectares)	5.23
Site Number	151
Site description & context	<p>The site is located in the centre of Papworth Everard and adjoins Papworth Hall and its grounds to the south, residential development and the village hall to the north, and Papworth Wood to the east.</p> <p>The site consists of permanent and temporary hospital buildings, staff accommodation, car parks, and a lake.</p>
Current or last use of the site	The site is currently in use as a hospital.
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	Following the relocation of Papworth Hospital, the site is allocated for reuse or redevelopment for employment uses in the Site Specific Policies DPD (Policy SP/10). The policy requires a sequential approach to finding suitable replacement uses, starting with healthcare. Employment uses within the B1 use classes will be considered if no suitable healthcare use can be found.
Planning history	The site was considered at the Site Specific Policies DPD examination as part of Main Matter 6. Representations on the draft policy for the reuse or redevelopment of the site sought flexibility in the reuse of the site, including allowing its reuse for housing development. The Council rejected these amendments as the loss of jobs resulting from the relocation of the hospital will create an imbalance between jobs and housing in the village, and therefore to retain the existing balance it is necessary to seek an alternative employment use for this site. The Inspectors examining the Site

	<p>Specific Policies DPD concluded that the hospital helps to make Papworth Everard a relatively sustainable rural settlement and that residential development should not form part of the sequence for its reuse because replacing the hospital with housing would give the village more of a dormitory character and render it less sustainable.</p> <p>S/1412/96 (31 dwellings and 60 bed nursing home following the relocation of Papworth Hospital) – the planning application was withdrawn in March 1998 due to delays and uncertainties in securing private finance initiative funding. Planning committee (November 1998) gave officers delegated powers to approve outline planning permission subject to the application being referred to the Secretary of State as a departure and the outstanding highways matters concerning site access being satisfactorily resolved. In recommending the application for approval, the case officer concluded that appropriate residential use on the site would be more in keeping with the surrounding sensitive uses than the existing hospital use.</p>
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • SSSI – the site adjoins Papworth Wood, designated as a SSSI due to its importance as one of the oldest secondary woodlands in Cambridgeshire. • Scheduled Monument – the site adjoins Scheduled Monument 33284. • Listed Buildings – the site adjoins the Grade II* listed Papworth Hall (originally a country house that was converted to a tuberculosis hospital) and the Grade II listed lodge in the grounds of Papworth Hall.
Tier 1 conclusion:	The site is located in the centre of Papworth Everard and consists of hospital buildings, car parks, and a lake. The site adjoins Papworth Wood (designated as a SSSI) to the east, residential development and the village hall to the north, and Papworth Hall and its grounds to the south. Papworth Hall is a Grade II* listed building and within its grounds is a Grade II listed lodge and Scheduled Monument 33284.
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 whole site is within the Papworth Everard Conservation Area. • Listed Buildings – the site adjoins the Grade II* listed Papworth Hall (originally a country house that was converted to a tuberculosis hospital) and the Grade II listed lodge in the grounds of Papworth Hall. • Non-statutory archaeological site – the site is located in the grounds of Papworth hall and the associated moat, which is a designated Scheduled Monument (SAM33284). 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 – records show that the site includes trees protected by Tree Preservation Orders. • Protected Village Amenity Area – the site includes two areas designated as a part of a larger PVAA. • Biodiversity features (claylands) - these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – the site is currently in use as a hospital and therefore would require investigation. Information would need to be submitted with a planning application. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Various industrial / commercial type uses on site so allocating this site for residential use is likely to have a positive impact and if built out would result in significant improvements in the local noise climate and the living environment of existing residential properties, which should have long term benefits for health and well being. Some minor to

	<p>moderate additional road traffic noise generation due to development related car movements.</p> <ul style="list-style-type: none"> • Utility services – Anglian Water have advised that there are sewers crossing the site.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Papworth Everard as lying on a north-facing slope within the western claylands and within a landscape of wide views over undulating arable land. Papworth Wood is considered to be a distinctive landscape feature and provides a significant eastern edge to the village, creating a substantial buffer between the housing and hospital buildings and the arable fields. The parkland grounds of Papworth Hall provide a soft edge to the village and are considered a key attribute of the village.</p> <p>The village has a strong linear form with mature hedges and trees along Ermine Street and a clear historic core. The hospital complex and the mature landscaped grounds of Papworth Hall have a different character to the rest of the village centre, which is largely continuous residential development, broken only by the playing field and other areas of open space, and Pendrill Court (which includes the library, village shop, and other services and facilities). Due to the linear character of the village the predominant street pattern is cul-de-sacs accessed off Ermine Street.</p> <p>The Papworth Everard Conservation Area Appraisal (2011) identifies specific buildings within the hospital site as buildings of local architectural or historic interest, and as making a positive contribution to the Conservation Area. The buildings identified include the Bernhard Baron Hospital Building and Princess Hospital Building (both are examples of hospital buildings designed specifically for tuberculosis patients with design features to ensure access to sunlight and fresh air) and the Sims Woodhead Building (Lakeside Lodge). Other buildings within the hospital site are identified as having a negative or neutral contribution to the Conservation Area either because views of the building are screened by modern development or due to their current unattractive appearance. The Appraisal also identifies a number of key views to / from Papworth Hall and within its parkland, including views from the hospital site.</p> <p>The Papworth Everard Conservation Area Appraisal also sets out guidelines for any new development within or affecting the Conservation Area:</p> <ul style="list-style-type: none"> • Papworth Hall and its parkland – the Council will support the enhancement, conservation and restoration of the parkland; and • Papworth Hospital – any development proposals should seek to enhance the site, for example through enhancing the parkland, removing poor quality extensions or modern buildings, and by ensuring that new buildings are of a high quality that respond to the context.

	Redevelopment of this site has the potential to have a positive impact on the landscape and townscape of the area, as it would allow the unattractive modern buildings and extensions to be removed and the settings of the listed buildings, buildings of local architectural or historic interest and scheduled monument to be enhanced.
Can any issues be mitigated?	Yes – it should be possible to mitigate impacts on the settings of the listed buildings, Conservation Area and other heritage assets through careful design.

Infrastructure	
Highways access?	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisle, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement of the electricity network. • Mains water – the site falls within the Bourn Tower distribution zone, within which there is a minimum spare capacity of 240 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Bourn Tower distribution

	<p>zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Bourn Tower distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – some of Papworth Everard is already served by gas (although its not provided by National Grid) and therefore the site may be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Papworth Everard has one primary school with a PAN of 60 children and school capacity of 420 children, and lies within the catchment of Swavesey Village College with a PAN of 240 children and a school capacity of 1,200 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a small deficit of 19 primary school places taking account of planned development, and a deficit of 168 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for approximately 150 dwellings could generate a need for early years places, a maximum of 53 primary school places and 38 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Papworth Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However suitable access to the site would need to be agreed with the Highways Authority.
Does the site warrant further assessment?	Yes.

Tier 3: Site Specific Factors

Capacity

Developable area	3.92 ha
Site capacity	118 dwellings
Density	30 dph

Potential Suitability

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

Is the land in single ownership?	Yes
Site ownership status?	The site is owned by Papworth Hospital NHS Foundation Trust.
Legal constraints?	The promoter has indicated that outstanding legal and ownership matters are the subject of current discussions and will be resolved.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately, as proposals have not yet reached an appropriate stage at which to identify a developer. • The site could become available in 2011-16.

Achievability

Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site in 2011-16. • Phasing – the promoter has indicated that 75 dwellings could be provided in 2011-16 and a further 75 dwellings could be provided in 2016-21.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.

Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 4 Least 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 concerns about the landowners ability to deliver a development that fully 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>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</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
Policy E/5 identifies the site for a sequential approach to the replacement of uses, with a preference for healthcare, then employment; Inside Development Framework; Parkland and Papworth Hall identified as Local Green Space

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Papworth Everard
Site name / address	Land to east of Ridgeway and north of Old Pine Way, Papworth Everard
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Residential development up to approximately 1,000 dwellings with outdoor recreation
Site area (hectares)	81.77
Site Number	196
Site description & context	<p>The site is located on the north-eastern edge of Papworth Everard and adjoins open countryside (including Child's Farm and Rogues Cottage) to the north and east, Papworth Wood to the south, and existing residential development to the west. The site also adjoins the B1040 and Rogues Lane to the north.</p> <p>The site consists of large fields bounded by tracks and drains. The site includes two small wooded areas on the north-eastern boundary adjacent to Child's Farm and on the south-eastern boundary alongside the public footpath to Elsworth, and two small ponds.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	A small section of the site along the western boundary is within a Waste Water Treatment Works safeguarding area identified in the Minerals and Waste Site Specific Proposals DPD (Policy W7AE). Within safeguarding areas there is a presumption against development that would be occupied by people.
Planning history	Part of the site was proposed for residential development through the Local Development Framework (Objection Site 105, June 2006). The Council rejected the site as it is very visible within wide-open vistas and the landscaping fringe around existing development creates a very clear boundary to the existing built up area of Papworth.

	Development beyond the existing boundary would be onto higher more exposed land with a rural open character.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> SSSI – the site adjoins Papworth Wood, designated as a SSSI due to its importance as one of the oldest secondary woodlands in Cambridgeshire.
Tier 1 conclusion:	The site is located on the north-eastern edge of Papworth Everard and consists of large fields bounded by tracks and drains, two ponds and two small areas of woodland. The site adjoins Papworth Wood (designated as a SSSI) to the south, residential development to the west and open countryside to the north and east.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site – ridge and furrow traces of medieval agriculture are visible in the area and may mask activity of earlier date. 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"> County Wildlife Site – the site is approximately 345 metres from the Elsworth / Hilton Road Side Verge CWS, designated as it supports populations of nationally scarce vascular plant species. Public Rights of Way – a public footpath that links Elsworth and Papworth runs through the southern part of the site, and a separate public footpath runs from the south-west corner of the site either to the centre of the village or to Papworth Wood. Biodiversity features (claylands) - these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various

	<p>waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Air quality issues – despite this proposal not being adjacent to an Air Quality Management Area, it is of a significant size and therefore there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy. • Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require a s106 agreement. • Topography issues – the site is located on a ridge and slopes down towards the village and Rogues Lane. • Utility services – Anglian Water have advised that there are sewers crossing the site, and that a small part of the site is within the cordon sanitaire for the Papworth Everard Sewage Treatment Works.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Papworth Everard as lying on a north-facing slope within the western claylands and within a landscape of wide views over undulating arable land, which is considered a key attribute of the village. Papworth Wood is considered to be a distinctive landscape feature and provides a significant eastern edge to the village, creating a substantial buffer between the housing and hospital buildings and the arable fields. There are views to the village from the B1040 and Rogues Lane, across arable fields interspersed with small wooded areas.</p> <p>The village has a strong linear form with mature hedges and trees along Ermine Street and a clear historic core. Due to the linear character of the village the predominant street pattern is cul-de-sacs accessed off Ermine Street.</p> <p>The north-eastern edge of Papworth Everard is largely screened by a ridge that runs parallel to Rogues Lane and the new tree-belts planted to screen the new housing development at Old Pinewood</p>

	<p>Way (completed in 2002). The areas of the north-eastern village edge that are not screened by tree belts (e.g. Ridgeway) still include mature trees that provide a soft village edge.</p> <p>English Heritage comments that a major expansion of the village to the north east would extend the village over the natural ridge in the landscape and be visually intrusive. Papworth has already been subject to major expansion over recent years and further expansion will mean the village will be completely out of kilter with its historic core, again adversely affecting the character and appearance of the Conservation Area.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of the area, as the site is located on a ridge and therefore any built development would be prominent, harsh edge to the village in the wide views across the undulating arable fields. Development of the site would also change the strong linear character of the village.</p> <p>The promoter has indicated that a tree belt could be provided to screen the development from the open countryside.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the landscape and townscape.

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

	<p>some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>A junction located on the B1040 (St Ives Road) would be acceptable to the Highway Authority, although significant improvements would need to be made to the junction of B1040 and A1198 (Ermine Street North). The proposed site is acceptable in principle subject to detailed design.</p> <p>The promoter has indicated that access could be provided off Ridgeway by creating a junction at the right angle bend and giving priority to traffic travelling east-west. The north-south section of Ridgeway would become the minor arm.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is not supportable from the existing electricity network; therefore significant reinforcement and new network would be required. • Mains water – the site falls within the Bourn Tower distribution zone, within which there is a minimum spare capacity of 240 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Bourn Tower distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Bourn Tower distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – some of Papworth Everard is already served by gas (although its not provided by National Grid) and significant system reinforcement is likely to be necessary to accommodate the development of this site. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	Papworth Everard has one primary school with a PAN of 60 children and school capacity of 420 children, and lies within the catchment of Swavesey Village College with a PAN of 240 children and a school capacity of 1,200 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a small deficit of 19 primary school places

	<p>taking account of planned development, and a deficit of 168 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for approximately 1,000 dwellings could generate a need for early years places, a maximum of 350 primary school places and 250 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require an expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Papworth Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 32.71 ha)
Site capacity	None (if unconstrained 981 dwellings)
Density	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?	No.
Site ownership status?	The site is owned by multiple landowners.
Legal constraints?	There are no known legal constraints.

Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

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