

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

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

**Index of Swavesey Site Assessment Proforma**

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Site 048	The Farm, Boxworth End, Swavesey	38 dwellings	1112
Site 049	Land to east of Boxworth End, Swavesey	738 dwellings	1119
Site 050	Dairy Farm, 31 Boxworth End, Swavesey	80 dwellings	1127
Site 065	Land abutting Fen Drayton Road, Swavesey	162 dwellings	1134
Site 071	Land south of Hale Road, Swavesey	81 dwellings	1141
Site 083	Land south of Whitton Close & west of Boxworth End, Swavesey	75 dwellings	1148
Site 169	Land south of Market Street & at Fenwillow Farm, Swavesey	0 dwellings	1156
Site 250	Driftwood Farm, Swavesey	47 dwellings	1164
Site 287	Land adj to Fen Drayton Road, Swavesey	26 dwellings	1172

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Swavesey
<b>Site name / address</b>	Land adjacent to 79 Middlewatch, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	10 dwellings
<b>Site area (hectares)</b>	0.26 ha.
<b>Site Number</b>	008
<b>Site description &amp; context</b>	The site lies to the east of Middle Watch, on the eastern side of Swavesey. The site adjoins residential properties to the north and west, and a small business park to the south. To the east is open agricultural land. The site comprises grassland, which is enclosed by fences to the north and south and hedgerow to the east and at the road frontage to the west.
<b>Current or last use of the site</b>	The site is currently an unused grass field. The field ceased to be used approximately 9 years ago when the farm was sold.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	None
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.

<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This grassland site lies to the east of Middle Watch, on the eastern side of Swavesey with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – adjacent to Grade II Listed Mill Farmhouse and two barns (at 87 Middle Watch) to the south, and 75 and 77 Middle Watch to the west.</li> <li>• Non-statutory archaeological site - The site is located in an area of the village developed from the 17th century. Archaeological works could be secured by condition of planning permission.</li> </ul> <p>The site forms an important part of the setting of the adjacent Grade II Listed Buildings to the south, and wraps around two others along Middle Watch, but with careful design and limited development it may be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Protected Village Amenity Area – lies approximately 130m to the west.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul>

	With careful design it should be possible to mitigate any impact on the natural environment.
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise issues - possible noise from nearby business centre to south. No history of complaints and existing premises at similar distances. Minor to moderate adverse noise / odour risk but no objection in principle but may require assessment?</li> <li>Utility services (e.g. pylons) – telecom lines run along the Middle Watch road frontage to the west.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>The village is most visible at a distance from the east where there is a strong virtually continuous edge of groups of buildings interspersed with clumps of trees and hedgerows. The prominence of this edge varies with the seasons as crops grow and are harvested.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Swavesey. The village has a strong linear form on a north-south road. As it extends southwards the village ‘thins out’ into linear development along the main street. The site is in an area described as having a virtually continuous boundary of buildings interspersed with tree clumps, and enclosed pasture with some groups of farm buildings. There is open farmland with large arable fields offering long views across to distant hills and windmill to the east.</p>
<b>Can any issues be mitigated?</b>	Yes. The site forms part of the setting of several Grade II Listed Buildings, however, with careful design it should be possible to mitigate any impact on the historic environment, townscape and landscape with a smaller scale of development.

<b>Infrastructure</b>	
<b>Highways access?</b>	Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to

	<p>cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for a small number of early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site</p>

	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.
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	No. It is not possible to provide safe highway access to the site.  Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.10 ha if unconstrained)
<b>Site capacity</b>	3 dwellings.
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The promoter indicates that the site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework.

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Swavesey
<b>Site name / address</b>	The Farm, Boxworth End, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	15 dwellings with possible employment through conversion of agricultural buildings
<b>Site area (hectares)</b>	1.88 ha.
<b>Site Number</b>	048
<b>Site description &amp; context</b>	<p>The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a large cluster of farm buildings and hard standing, paddock and a residential dwelling. The site is enclosed by hedgerow on all sides, although it is patchy to the north east.</p> <p>Note: the site is adjacent to site 049 to the east.</p>
<b>Current or last use of the site</b>	Large complex of farm buildings, paddock and a dwelling.
<b>Is the site Previously Developed Land?</b>	No – except residential dwelling.
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 121 (2006)</p> <p>LP1993 Inspector - Although the hedges in these parts of the village are attractive features, I consider that the openness of much of the land, including the frontages, and the spacing of the buildings which allows views through to the more open countryside beyond, contribute to a greater extent towards the rural atmosphere. The</p>

	identification of these frontages as Important Countryside Frontages does not confer any particular legal protection on them, but it is nonetheless a useful indication of the importance rightly attached by the Council to the preservation of the openness of the field.
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – Grade II Listed barn to south of The Farm Farmhouse, Boxworth End.</li> </ul>
<b>Tier 1 conclusion:</b>	This farm site lies to the east of Boxworth End, on the south eastern side of Swavesey with no strategic constraints identified that would prevent the site from being developed, although there is a Listed Building within the site.
<b>Does the site warrant further assessment?</b>	Yes

### **Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – Grade II Listed barn to south of The Farm Farmhouse, Boxworth End within the site, and another barn approximately 70m to the west.</li> <li>Non-statutory archaeological site - The site is located in an area developed from the 16th century. Impact of development on the listed building in the area would also need consideration. Archaeological works could be secured by condition of planning permission.</li> </ul> <p>The site forms an important part of the setting of a Listed Building within the middle of the site and another to the west, and it is unlikely to be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Important Countryside Frontage – runs along the whole road frontage of the site.</li> <li>Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts.</li> </ul>

	<p>However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>It is not possible to mitigate impact on the Important Countryside Frontage.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - The site is to the east of the A14 and prevailing winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Utility services (e.g. pylons) – power lines run to the rear of the agricultural buildings.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>The village is most visible at a distance from the east where there is a strong virtually continuous edge of groups of buildings interspersed with clumps of trees and hedgerows. The prominence of this edge varies with the seasons as crops grow and are harvested.</p> <p>The village has a strong linear form on a north-south road. As it extends southwards the village ‘thins out’ into linear development</p>

	<p>along the main street. The site is in an area described as enclosed farmland and paddocks. Boxworth End defines the village edge, with a continuous hedge along the road. Farm buildings within enclosed fields provide a transition between linear housing and open farmland. There is open farmland with large arable fields offering long views across to distant hills to the east.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. Development of this greenfield site would completely alter the rural character of this relatively undeveloped linear part of the village.</p>
<b>Can any issues be mitigated?</b>	No. Significant historic environment, townscape and landscape impacts on this linear part of the village. Development would have a detrimental impact on the Important Countryside Frontage and the linear and rural character, which it would not be possible to mitigate.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to Boxworth End would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir 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</li> </ul>

	<p>a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for a small number of early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (1.27 ha if unconstrained)
<b>Site capacity</b>	38 dwellings
<b>Density</b>	30 dph

#### Potential Suitability

<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.
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#### Availability

<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two members of the same family.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The promoter indicates that the site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

#### Achievability

<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.

<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework.

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Swavesey
<b>Site name / address</b>	Land to east of Boxworth End, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	2000+ dwellings as part of a mixed development including employment, commercial uses, public open space and potentially a primary school
<b>Site area (hectares)</b>	61.54 ha.
<b>Site Number</b>	049
<b>Site description &amp; context</b>	<p>The site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site adjoins residential properties to part of the northern boundary and along most of the western edge. To the east and south lies open agricultural land. The site comprises two farms, with paddocks and a large area of agricultural land. The farms and land adjoining the village edge is well enclosed by hedgerow, but the agricultural land in the eastern and southern part of the site is very open with patchy hedgerow.</p> <p>Note: the site is adjacent to sites 048 and 050 to the west.</p>
<b>Current or last use of the site</b>	Farm buildings, paddock, residential dwelling and agricultural land
<b>Is the site Previously Developed Land?</b>	Part – residential dwelling
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>Encompasses LDF Objection Sites 113 and 121 (2006) into a much larger site.</p> <p>LP1993 Inspector - This land [at Dairy Farm] is another open frontage which makes a substantial contribution to the character of the village.</p>

	<p>Its extent and views through it to more open countryside beyond renders it part of the rural landscape which enters into the village. The extensive consolidation of development which would result would constitute serious damage to the character of Swavesey. Although the nature and extent of the archaeological interest of the site are uncertain, the evidence so far of such interest is a further objection to the allocation of the site for development.</p> <p>LP1993 Inspector considered the ICF designations - Although the hedges in these parts of the village are attractive features, I consider that the openness of much of the land, including the frontages, and the spacing of the buildings which allows views through to the more open countryside beyond, contribute to a greater extent towards the rural atmosphere. The identification of these frontages as Important Countryside Frontages does not confer any particular legal protection on them, but it is nonetheless a useful indication of the importance rightly attached by the Council to the preservation of the openness of the field.</p> <p>Attempts to gain planning permission for residential development have been unsuccessful (C/789/64, C/1110/73/O and C/0335/72/O). The reasons for refusal included - The proposed development would constitute ribbon development and would increase the danger for road users. Development of the type proposed would progressively detract from the open and rural character of the area. The proposal, if approved, would constitute a serious precedent for other similar forms of development in the locality. The development would be too large an extension to the village and would adversely change its character.</p> <p>A subsequent planning application for the change of use of the farm buildings at Dairy Farm to workshops and storage, and the existing dwelling to offices was granted permission (S/0480/99/F). This has been implemented, with the construction of the access road. Any change of use of the buildings themselves is not immediately apparent and its impact minimal.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to</b>	<ul style="list-style-type: none"> <li>• Flood Zone – part of the north eastern part of the site is within Flood Zones 2 and 3.</li> <li>• Listed Buildings - Grade II Listed barn to south of The Farm Farmhouse, Boxworth End</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – a small part of the north eastern part of the</li> </ul>

<b>make the site unsuitable for development?</b>	site is within the Minerals Safeguarding Area for sand and gravel.
<b>Tier 1 conclusion:</b>	This very large mixed use site lies to the east of Boxworth End, on the south eastern side of Swavesey. The site is large enough to avoid the areas affected by strategic considerations, including land in the north eastern corner of the site within Flood Zones 2 and 3 and within the Minerals Safeguarding Area for sand and gravel. It should also be possible to mitigate impact on the Listed Building within the site at The Farm.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Listed Buildings – Grade II Listed barn to south of The Farm Farmhouse, Boxworth End within the site, adjacent to Grade II Listed 36 Boxworth End to the west, and another barn approximately 70m to the west.</li> <li>• Non-statutory archaeological site - Earthworks in the area may relate to medieval activity in the site. The site is located in an area developed from the 16th century. Impact of development on the listed building in the area would also need consideration. The larger part of the site is located in an area not previously subject to archaeological investigation therefore the archaeological potential is unknown. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms an important part of the setting of a Listed Building within the middle of the site and another to the west, and it is unlikely to be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Important Countryside Frontage – runs along the two road frontages of the site.</li> <li>• Public Rights of Way – a bridleway runs along the southern boundary and another 780m to the east.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage</li> </ul>

	<p>ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>It is not possible to mitigate impact on the Important Countryside Frontage.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Air quality issues - This proposal is located close to the Councils' Air Quality Management Area and is of a significant size. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy. This information will be required prior to further comment.</li> <li>• Noise issues - The site is to the east of the A14 and prevailing winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Noise issues - 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 s106 agreements.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - possible noise and malodour from Boxworth End Farm as proposals would be closer than existing residential. No history of complaints. Minor to moderate noise / odour risk.</li> <li>• Utility services (e.g. pylons) – power lines run to the rear of the agricultural buildings at The Farm, and telecom lines run along parts of the Boxworth End road frontages to the west and into the site to the at The Farm.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at</p>

	<p>the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>The village is most visible at a distance from the east where there is a strong virtually continuous edge of groups of buildings interspersed with clumps of trees and hedgerows. The prominence of this edge varies with the seasons as crops grow and are harvested.</p> <p>The village has a strong linear form on a north-south road. As it extends southwards the village 'thins out' into linear development along the main street. The site is in an area described as enclosed farmland and paddocks. Boxworth End defines the village edge, with a continuous hedge along the road. Farm buildings within enclosed fields provide a transition between linear housing and open farmland. There is open farmland with large arable fields offering long views across to distant hills to the east.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this greenfield site would completely alter the rural character of this relatively undeveloped part of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts on this linear part of the village. Development of such a large scale is out of proportion to this part of the village and would have a detrimental impact on the Important Countryside Frontage and the linear and rural character, which it would not be possible to mitigate.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p>

	<p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The Local Planning Authority will need to consult with the Highway Agency in respect to the proposed site due to the proximity of the A14.</p> <p>A junction located on Ramper Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Swavesey has a mains gas supply and it is likely to there would a requirement for a small amount of local reinforcement.</li> <li>• Mains sewerage – The Over STW is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 2,000 dwellings could generate a need for a small number of early years places and a maximum of 700 primary school places and 500 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.
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

<b>Does the site warrant further assessment?</b>	No
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### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (24.62 ha if unconstrained)
<b>Site capacity</b>	738 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two members of the same family.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The promoter indicates that the site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework.

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Swavesey
<b>Site name / address</b>	Dairy Farm, 31 Boxworth End, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	30+ dwellings with possible employment in some redundant farm buildings
<b>Site area (hectares)</b>	3.55 ha.
<b>Site Number</b>	050
<b>Site description &amp; context</b>	<p>The site lies to the east of Boxworth End, on the eastern side of Swavesey. The site adjoins residential properties to the north, west and south. To the east lies open agricultural land. The site comprises a small cluster of farm buildings, set back from the road, and paddock. The site is enclosed by hedgerow on all sides.</p> <p>Note: the site is adjacent to site 049 to the east.</p>
<b>Current or last use of the site</b>	Farm buildings and paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 113 (2006)</p> <p>LP1993 Inspector - This land is another open frontage which makes a substantial contribution to the character of the village. Its extent and views through it to more open countryside beyond renders it part of the rural landscape which enters into the village. The extensive consolidation of development which would result would constitute serious damage to the character of Swavesey. Although the nature</p>

	<p>and extent of the archaeological interest of the site are uncertain, the evidence so far of such interest is a further objection to the allocation of the site for development.</p> <p>Attempts to gain planning permission for residential development have been unsuccessful (C/1110/73/O and C/0335/72/O). The reasons for refusal included - The proposed development would constitute ribbon development and would increase the danger for road users. Development of the type proposed would progressively detract from the open and rural character of the area. The proposal, if approved, would constitute a serious precedent for other similar forms of development in the locality. The development would be too large an extension to the village and would adversely change its character.</p> <p>A subsequent planning application for the change of use of the farm buildings to workshops and storage, and the existing dwelling to offices was granted permission (S/0480/99/F). This has been implemented, with the construction of the access road. Any change of use of the buildings themselves is not immediately apparent and its impact minimal.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This farm site lies to the east of Boxworth End, on the eastern side of Swavesey with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – adjacent to Grade II Listed 36 Boxworth End to the west.</li> <li>Non-statutory archaeological site - Earthworks in the area may relate to medieval activity in the site. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of a Grade II Listed Building, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Important Countryside Frontage – runs along the whole road frontage of the site.</li> <li>Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>It is not possible to mitigate impact on the Important Countryside Frontage.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Land contamination - Agricultural / farm use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>Noise issues - The site is to the east of the A14 and prevailing winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>Utility services (e.g. pylons) – telecom lines run along the Boxworth End road frontage to the west and into the site to the farm buildings.</li> </ul>

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>The village is most visible at a distance from the east where there is a strong virtually continuous edge of groups of buildings interspersed with clumps of trees and hedgerows. The prominence of this edge varies with the seasons as crops grow and are harvested.</p> <p>The village has a strong linear form on a north-south road. As it extends southwards the village ‘thins out’ into linear development along the main street. The site is in an area described as enclosed farmland and paddocks. Boxworth End defines the village edge, with a continuous hedge along the road. Farm buildings within enclosed fields provide a transition between linear housing and open farmland. There is open farmland with large arable fields offering long views across to distant hills to the east.</p> <p>The site is very rural and open, with a strong countryside character, which sweeps into the built-up area providing a connection between the street scene and the surrounding rural area. The buildings, which make up a very small proportion of the site, are tightly clustered and set back some way from the road, and the overall impression is one of open countryside. Development of this greenfield site would completely alter the rural character of this relatively undeveloped part of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts on this linear part of the village. Development would have a detrimental impact on the Important Countryside Frontage and the linear and rural character, which it would not be possible to mitigate</p>

<p align="center"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to</p>

	<p>cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to Boxworth End would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 30 dwellings could generate a need for a small number of early years places and a maximum of 11 primary school places and 8 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.
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	None (2.66 ha if unconstrained)
<b>Site capacity</b>	80 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two members of the same family.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The promoter indicates that the site has not been marketed but there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework.

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Swavesey
<b>Site name / address</b>	Land abutting Fen Drayton Road, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	50-75 dwellings with green spaces and community uses as required
<b>Site area (hectares)</b>	7.22 ha.
<b>Site Number</b>	065
<b>Site description &amp; context</b>	<p>The site lies to the south of Fen Drayton Road on the western edge of Swavesey. The site lies adjacent to residential development to the east and Swavesey Village College and playing fields to the south east. To the north and west is open agricultural land. The site comprises a large agricultural field, with patchy hedgerows to the road frontage to the north and west, but otherwise the site is exposed to views across the wider countryside.</p> <p>Note: the site adjoins site 71 and 287 to the north.</p>
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	<p>LDF Objection Site 117 (2006)</p> <p>LP2004 Inspector - A new access road to the village college has recently been built immediately to the west of the site but this does not materially reduce the clear rural character of the objection site. Although I note that this site was considered (unfavourably) as an</p>

	<p>option in the preparatory stages for the Pre-Inquiry Changes I find no reason or need to support its development.</p> <p>Planning permission for residential (C/0037/73/O) and light industrial development (S/1649/81/O) have also been unsuccessful. Amongst the reasons for refusal “The development, if permitted, would be too large an extension to the village and would adversely change its character. Development of the type proposed would progressively detract from the open and rural appearance and character of the area.”</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This agricultural site lies to the south of Fen Drayton Road on the western edge of Swavesey with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - Archaeological investigations to the north have revealed extensive evidence for the late Saxon and medieval settlement of the village. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Protected Village Amenity Area – lies approximately 105m to the south east.</li> <li>Public Rights of Way – a bridleway lies approximately 480m to the west.</li> <li>Biodiversity features - Fenland landscapes support species and</li> </ul>

	<p>habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>Noise issues - the site is to the east of the A14 and prevailing winds are from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>From the western approach along the Rose and Crown Road much of the built development is hidden behind trees and hedgerows. The edge of more recent housing is visible but in time this too will be screened by trees. Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is in an area described as having wide views from the approach to the village across open farmland with glimpses of houses. New houses border arable fields. The houses are partly screened by trees and hedgerows. The village college is also visible in the wider landscape although hedgerows</p>

	<p>soften an otherwise exposed village edge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village. It would result in a large scale westwards expansion of the village along School Lane, having a significant impact on the approach to the village. A previous attempt to gain planning permission for residential development has also been unsuccessful as it would adversely change its character. However, it may be possible to integrate a smaller scale of development with additional landscaping to create a soft edge.</p>
<b>Can any issues be mitigated?</b>	<p>No. Historic environment, townscape and landscape impacts of development of this site. The site is in an exposed location and does not relate well to the built form of this part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on Fen Drayton Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the</li> </ul>

	<p>zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 75 dwellings could generate a need for a small number of early years places and a maximum of 26 primary school places and 19 secondary places.</p> <p>The site is adjacent to Swavesey Village College and could potentially provide additional playing fields for that school if it were to be acceptable to expand the school on its existing site.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (5.42 ha if unconstrained)
<b>Site capacity</b>	162 dwellings
<b>Density</b>	30 dph

#### Potential Suitability

<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.
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#### Availability

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

#### Achievability

<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.

<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework.

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Swavesey
<b>Site name / address</b>	Land south of Hale Road, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	80 dwellings with open space and related infrastructure
<b>Site area (hectares)</b>	10.76 ha.
<b>Site Number</b>	071
<b>Site description &amp; context</b>	<p>The site lies to the south of Hale Road on the western edge of Swavesey. The site wraps around residential development to the east. There is a farm to the north with agricultural land. To the west lies open agricultural land. The site comprises a large area of agricultural land, which is open to the wider landscape, particularly to the west. The site is well hedged along the residential frontages and there is an area that has recently been planted with saplings along the western boundary. A patchy hedgerow runs along the Hale Road frontage.</p> <p>Note: the site adjoins sites 65 and 287 to the south and site 250 to the east.</p>
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP1993 Inspector considered land west of Swavesey – "I have already indicated that there is a distinct change between the character of the allocated site and that of the land beyond it. The

	addition of this land to the proposed allocation would result in a substantial intrusion into more open, exposed landscape beyond its well defined western boundary, and intrude into the countryside setting of the village. This would not be outweighed by such considerations as additional public open space and more opportunities for landscaping.”
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – a large part of the middle of the site is within Flood Zone 3 and the majority of the rest of the site is within Flood Zone 2.</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – a small part of the north east corner of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This large agricultural site lies to the south of Hale Road on the western edge of Swavesey. The majority of the site is within Flood Zone 3 and the majority of the rest within Flood Zone 2, which will reduce the developable area, although there is sufficient land remaining for development. A small part of the site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the site lies approximately 97m to the west of the Swavesey Conservation Area.</li> <li>• Listed buildings – Grade II Listed Hale Windmill approximately 220m to the west.</li> <li>• Non-statutory archaeological site - Archaeological works to the east have revealed extensive evidence for the late Saxon and medieval settlement of the village. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of the Conservation Area and Grade II Listed windmill, but with careful design it should be possible to mitigate any impact on the historic environment.</p>

<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs along the northern boundary of the site. Bridleways lie approximately 155m to the north east and 580m to the west.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - The site is to the east of the A14 and prevailing winds are from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Noise issues - 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 s106 agreements.</li> <li>• Utility services (e.g. pylons) – telecom lines run along the Hale Road frontage of the site and further lines run across the site east to west.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey</p>

	<p>into the surrounding landscape.</p> <p>From the western approach along the Rose and Crown Road much of the built development is hidden behind trees and hedgerows. The edge of more recent housing is visible but in time this too will be screened by trees. Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is in an area described as having wide views from the approach to the village across open farmland with glimpses of houses. New houses border arable fields. The houses are partly screened by trees and hedgerows.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute substantial back land development, poorly related to the existing built-up part of the village. It would result in a large scale westwards expansion of the village, having a significant impact on the approach to the village. The majority of the site is within Flood Zones 2 and 3, with the remaining land of a piecemeal nature in pockets to the north and south. It would be difficult to develop such a site and integrate it into the built form of the village. The site also forms part of the setting of the Listed windmill to the west.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts. A large part of the site is within Flood Zone 3 and it would be difficult to integrate the remaining land into the built form of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on Fen Drayton Road would be acceptable to the</p>

	Highway Authority. The proposed site is acceptable in principle subject to detailed design.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 80 dwellings could generate a need for a small number of early years places and a maximum of 28 primary school places and 20 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>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	

<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (2.69 ha if unconstrained)
<b>Site capacity</b>	81 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.

<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework.

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	August 2013
<b>Location</b>	Swavesey
<b>Site name / address</b>	Land south of Whitton Close & west of Boxworth End, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	175 dwellings. If additional school playing field space is needed by the adjoining village college, this could be negotiated as part of the planning obligation.
<b>Site area (hectares)</b>	7.65 ha.
<b>Site Number</b>	083
<b>Site description &amp; context</b>	The site lies south of Whitton Close and west of Middle Watch and Boxworth End on the western edge of Swavesey. The site adjoins residential properties to the east and north east, and to the north west lie playing fields for Swavesey Village College. To the west and south lies agricultural land. The site comprises a series of small enclosed fields with grassland and scrub, with land in the north generally disused. Each field is enclosed by hedgerow, and on the north eastern boundary of the site is a dense area of planting separating the site from Whitton Close. The site also includes a domestic property over which access would be obtained.
<b>Current or last use of the site</b>	Grazing land and scrub and one residential property
<b>Is the site Previously Developed Land?</b>	In part – a residential property.
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LDF Objection Site 122 (2006) – the eastern part of the site only as part of a larger site including land to the south.  LP2004 Inspector - These green field sites are to the south of the most densely developed parts of Swavesey in an area where

	<p>development is generally restricted to the main road frontage. Having regard to the matters discussed in the introduction above I find no reason to support any allocations in this location.</p> <p>LP1993 Inspector - Existing frontage development on this side of the road, often with buildings set in good size plots, contributes to the rural character of this approach to the village centre. The undeveloped nature of these two sites makes a significant contribution to this character. I consider that the consolidation in depth which would result from these two suggestions would stand out in marked contrast to the prevailing form and character of this part of Swavesey and substantially erode the pleasant rural atmosphere.</p> <p>Planning permission was refused for a caravan site (C/1526/73/O) as “the proposal, if approved, would constitute a serious precedent for the release of other areas of land in the village to the detriment of the village plan policy of phased growth.”</p>
<b>Source of site</b>	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 grassland site lies south of Whitton Close and west of Middle Watch and Boxworth End on the western edge of Swavesey 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
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Designations and Constraints	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – Grade II Listed 36 Boxworth End lies to the south east and several other Grade II Listed buildings lie along Middle Watch, the closest is approximately 146m to the north.</li> </ul>

	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - The site is located on the south side of the historic village core. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of several Grade II Listed Buildings, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – a group and three individual protected trees lie approximately 50-65m to the east.</li> <li>• Important Countryside Frontage – to the east of the site on the opposite side of Middlewatch.</li> <li>• Protected Village Amenity Area – lies approximately 55m to the north.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - the site is to the east of the A14 and prevailing winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Noise issues - 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 s106 agreements.</li> <li>• Utility services (e.g. pylons) – telecom lines run along the road frontage to the east.</li> </ul>

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>From the western approach along the Rose and Crown Road much of the built development is hidden behind trees and hedgerows. The edge of more recent housing is visible but in time this too will be screened by trees. Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible.</p> <p>The village has a strong linear form on a north-south road. The linear development has been extended to the west of the main street, south of the historic core. The new housing consists mainly of cul-de-sacs built mainly in the 1960s and 1970s. Beyond this denser housing is some lower density development, including housing with larger gardens and the village college set within extensive grounds. As it extends southwards the village ‘thins out’ into linear development along the main street. The site is in an area described as enclosed farmland, orchards, hedges, trees and long gardens between linear housing and open farmland.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Swavesey. Development on this site would be very large scale and harmful to the character of this compact, linear village. It would constitute substantial back land development, poorly related to the existing built-up part of the village, significantly extending the village to the west. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural, linear part of the village by independent planning inspectors.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>Yes. The site forms part of the setting of several Grade II Listed Buildings, however, with careful design and considerable landscaping it should be possible to mitigate any impact on the historic environment, townscape and landscape with a smaller scale of development.</p>

<p align="center"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways</p>

	<p>Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on Boxworth End would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b> (Updated August 2013)	Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college

	<p>catchment area.</p> <p>The development of this site for 175 dwellings could generate a need for a small number of early years places and a maximum of 61 primary school places and 44 secondary places.</p> <p>The site is adjacent to Swavesey Village College school playing fields and could potentially provide additional playing fields for that school if it were to be acceptable to expand the school on its existing site.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p> <p>Update from County Education Officers May 2013 -The primary school currently operates at capacity. Proposals for expanding the school to meet existing demand and provide additional capacity to meet the needs of any further development in the village are being explored. Consideration will need to be given to further expansion of the school to provide an additional class space to meet the needs of this development. CIL contributions may be required. The village college is currently operating at capacity and is forecast to continue to do so for the foreseeable future. Provision of additional capacity at the school will be needed to meet existing demand and that arising from this development. A CIL contribution towards this may be required.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b> (Updated August 2013)	2.49 ha. (NOTE: Mitigation of the historic environment, townscape and landscape with a smaller scale of development as addressed in tier 2 through the exclusion of the western field, and the retention of existing planting and hedgerows. This would reduce gross site area to 4.98 ha., with a smaller developable area and capacity of 75 dwellings, as reflected in the Issues and Options Report 2012.)

<b>Site capacity</b> (Updated August 2013)	75 dwellings.
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by three landowners.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	Viability Category 4 Least viable sites

	<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>
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<b>Site Assessment Conclusion</b>
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.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework.

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Swavesey
<b>Site name / address</b>	Land south of Market Street & at Fenwillow Farm, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	30 dwellings, with scheme bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1d))
<b>Site area (hectares)</b>	1.09 ha.
<b>Site Number</b>	169
<b>Site description &amp; context</b>	The site lies to the south of Cow Fen Drove on the eastern edge of Swavesey. The site adjoins residential and business properties to the west, a wooded area and scrap yard to the north and agricultural land to the east and south. The site comprises an area of enclosed paddock to the north, a series of farm buildings along most of the eastern edge and across the middle of the site, with agricultural land to the south. The farm buildings and agricultural land are screened from the adjoining built-up area, but are exposed to the wider countryside, particularly to the south.
<b>Current or last use of the site</b>	Paddock, agricultural buildings and part of a larger arable field.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	Adjacent to recreation allocation - Site Specific Policies DPD, Policy SP/14(1d).
<b>Planning history</b>	LP2004 Inspector considered land at Market Street - Although the site is not previously-developed land within the definition of PPG3, I saw that it is relatively close to many of the centres of activity in the village. However, the eastern end of Market Street marks a clear end to the developed area of the village. I therefore consider that housing development to the east of the strong tree screen along the western

	<p>boundary of the land would represent a clear extension of the village into generally flat and open countryside. Although it was submitted that removal of the intensive pig-rearing enterprise would be a benefit I do not consider that this would outweigh the foregoing matter. The inspector also noted that the whole of the site is within the defined flood zone and that the Environment Agency is strongly opposed to the allocation of the land for development.</p> <p>LP1993 - There is a distinct change at the eastern end of Market Street between the more compact, built-up form of the village centre and the countryside beyond, which includes more scattered buildings. Agricultural buildings are not unusual in the countryside, and I can see no good reason for treating these as part of the main body of the village. The benefits offered [removal of intensive pig rearing unit and provision of additional public open space] would not justify the intrusion into the countryside.</p> <p>Planning permission for residential development has been refused (C/0451/65/ and C/0761/61/) as the proposed access to the site is inadequate and below the minimum standard required (being a private unmade road).</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – whole site within Flood Zone 3a.</li> </ul>
<b>Tier 1 conclusion:</b>	This agricultural site lies to the south of Cow Fen Drove on the eastern edge of Swavesey. The whole site is within Flood Zone 3a. PPG25 Table D2 confirms that houses are not appropriate in this zone.
<b>Does the site warrant further assessment?</b>	No

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the site adjoins the Swavesey Conservation Area to the western boundary.</li> <li>• Listed Buildings – Grade II Listed 37 Market Street lies 57m to the north west. Further Grade II Listed buildings lie further along Market Street and High Street to the west. Grade I Listed Church of St Andrew and the Old Manor House lie approximately 340m to the north.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village, with cropmarks indicating the location of a moated site and ponds to the north, possibly associated with the nationally important remains of Swavesey Priory (SAM38). Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms an important part of the setting of the Conservation Area and several Listed Buildings, including two that are Grade I Listed, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a bridleway runs along the northern boundary of the site and a footpath lies approximately 90m to the east, which offer routes to the east.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - Immediately to the north is a scrap yard but the hours of use etc. are unknown but in close proximity can be incompatible. Noise from activities and vehicle movements are</li> </ul>

	<p>material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment.</p> <ul style="list-style-type: none"> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - A sewage pumping station is located adjacent to north eastern corner of the site. Anglia Water operate a cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents. Approximately 1/5th of the site would be within Anglian Water's cordon sanitaire and will not be suitable for residential development.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>The village is most visible at a distance from the east where there is a strong virtually continuous edge of groups of buildings interspersed with clumps of trees and hedgerows. The prominence of this edge varies with the seasons as crops grow and are harvested. From the north the hedged road slopes gently down towards the village which is virtually hidden from view behind hedgerows and trees. However, there are prominent views of St Andrews Parish Church tower and roof of a large mansion nestled in a dense wooded area.</p> <p>The village has a strong linear form on a north-south road running from Over to the A14. Most of the historic buildings are concentrated in the northern part of the village to the south of the Parish Church. In this northern part of the village is a small 'centre' around an historic market square. From here there are distant views to the countryside, taking in the windmill which can be seen from between gaps in housing in the south of the village.</p> <p>The site is in an area where continuous hedges provide a soft edge between the historic core and arable fields. A wooded area lies immediately to the north.</p> <p>The Swavesey Conservation Area Appraisal (2006) describes Market Street as a very attractive space which opens up from the east side of the tightly-defined and linear High Street. It is a large, tapering space</p>

	<p>and the east end has an open grass area that was once the old town dock. There are some attractive trees at this end which make a very positive contribution to the character of the space. At the east end, the space is informal with seemingly randomly placed buildings, trees and shrubs and lanes running out into the surrounding countryside. The Conservation Area boundary ends at the drain to the east of Market Street where it becomes a lane known as Cow Fen Drove. The Drove runs out into open farmland and is lined by mostly modern agricultural buildings and a scrap yard which are outside the Conservation Area.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Swavesey. The site is close to the historic core of the village, providing a soft edge and rural setting to the village.</p>
<b>Can any issues be mitigated?</b>	<p>No. Historic environment, townscape and landscape impacts, in this historically sensitive part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise, vibration, odour impacts, which it may not be possible to mitigate.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the</li> </ul>

	<p>zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 30 dwellings could generate a need for a small number of early years places and a maximum of 11 primary school places and 8 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>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

**Capacity**

<b>Developable area</b>	None (all Flood Zone 3)
<b>Site capacity</b>	0 dwellings
<b>Density</b>	30dph

**Potential Suitability**

<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.
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**Availability**

<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two landowners.
<b>Legal constraints?</b>	Not on the adopted highway.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

**Achievability**

<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.

<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework.

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Swavesey
<b>Site name / address</b>	Driftwood Farm, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	10 dwellings with potential for public open space
<b>Site area (hectares)</b>	1.74 ha.
<b>Site Number</b>	250
<b>Site description &amp; context</b>	<p>The site lies to the south of Hale Road on the western edge of Swavesey. The site adjoins residential development to the south and a farm to the north with agricultural land. To the east is an area of grassland which is a nationally important archaeological site. To the north east lies allotments and a cemetery. To the west lies open agricultural land. The site comprises a mix of uses including residential to the north with a couple of small business units to the south west, the remainder of the land is predominantly open land. The site is well enclosed by hedgerows on all sides.</p> <p>Note: the site adjoins site 71 to the west.</p>
<b>Current or last use of the site</b>	Mixed uses including residential and commercial.
<b>Is the site Previously Developed Land?</b>	Yes, a small part to the south west.
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LDF Objection Site 116 (2006) - It would be inappropriate to allocate sites on the edge of Swavesey for housing, or to include them in the Development Framework. In particular, land fronting the south side of Taylors Lane and Hale Road is largely open and outside the built-up

	<p>area of the village, despite the presence of a bungalow and a business on part of the land.</p> <p>LP2004 Inspector - The Inspector observes “this site is mostly in agricultural use, although a relatively small proportion in the middle of the site is occupied by commercial buildings and thus appears to constitute previously developed land. Although the site adjoins recent housing development to the south, access is by a narrow road leading out of the Conservation Area (Taylors Lane) past allotments, a cemetery and land within the site of Castle Hill Ancient Monument. From this track there are long views across open land to the north and west. The nearby recent housing development is visible but is surrounded by a substantial hedge. In my view the objection site is not a natural location for development. New buildings here would intrude into the countryside, effectively severing the Conservation Area (and the town ramparts within the Ancient Monument) from their rural setting.”</p> <p>LP1993 Inspector - Land to the east includes the cemetery and earthworks, whilst to the north and west it is more open. Even with redevelopment of the Barwell International site which it adjoins on just one side, this site would still be generally detached from the main body of the village and, despite the buildings which it contains, would remain more part of the open countryside. I share the Council’s view about the function and character of Taylor’s Lane, and any significant additional amount of traffic upon it in its present state would seriously erode its character, as would any substantial upgrading.</p> <p>A planning application to remove the agricultural occupancy condition on the bungalow was approved (S/0632/09/F) although the commercial business located to the rear remains tied by condition to ensure the amenities of the dwelling are unharmed.</p>
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – a very small part of the north east corner of the site is within Flood Zone 2.</li> <li>• Scheduled Monument – the site adjoins the 'Castle Hill', nationally designated earthworks of Swavesey Castle (SAM37), to the east.</li> <li>• Minerals and Waste LDF designations (Core Strategy designations only) – the majority of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>

<b>Tier 1 conclusion:</b>	This mixed use site lies to the south of Hale Road on the western edge of Swavesey. It is adjacent to a nationally important Scheduled Monument and it will not be possible to mitigate impact. Part of the site is also within Flood Zone 2 and most of the site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	No

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the eastern part of the site is within the Swavesey Conservation Area.</li> <li>• Non-statutory archaeological site - The site is located adjacent to the nationally designated earthworks of Swavesey Castle (SAM37). Development would have a significant negative impact on the Scheduled site, and undesignated remains which may survive in the proposal area. We would OBJECT to the development of this site.</li> </ul> <p>Development would have a significant negative impact on a nationally important scheduled site which it would not be possible to mitigate.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs along the northern boundary of the site and a bridleway lies approximately 99m to the north east.</li> <li>• Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / commercial use. A Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - The site is to the east of the A14 and prevailing</li> </ul>

	<p>winds are from the South West. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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. No objection in principle as an adequate level of protection against noise can be secured by condition.</p> <ul style="list-style-type: none"> <li>• Utility services (e.g. pylons) – telecom lines run along the Hale Road frontage of the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>From the western approach along the Rose and Crown Road much of the built development is hidden behind trees and hedgerows. The edge of more recent housing is visible but in time this too will be screened by trees. Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible.</p> <p>The historic core contains the most distinctive features of the village. There are some intimate roads within the historic core, including Black Horse Lane and Taylor’s Lane. The roads within the village have a predominantly rural feel with grass verges and mature hedgerows. The site is in an area described as enclosed farmland and substantial hedgerows, adjacent to the village core, which provide a transition between employment and housing areas and open farmland.</p> <p>The Swavesey Conservation Area Appraisal (2006) describes how Taylor’s Lane runs from the High Street, around the site of the former castle and out into the surrounding fenland. The leg from the junction with Black Horse Lane to Mill Lane is little more than a track, lined for much of its way by trees and hedgerows. At the northwest end is a cemetery with a small brick mortuary chapel and several good mature trees particularly along the boundary to Mill Lane. On the north side of the track are modern agricultural buildings with blockwork walls. Beyond, the earthworks of the castle are largely hidden from view</p>

	<p>behind a very strong tree and hedge line along the ditch.</p> <p>The castle site stands south of Taylors Lane. There is a mound (or motte), now degraded by erosion and quarrying, a bank and ditch (the bailey) which was subsequently amalgamated into the town defenses. These define a rectangular enclosure which must have been part of the open fields as it showed evidence of ridge and furrow until relatively recently. It also includes the remains of two fishponds. Footpaths into the surrounding countryside are numerous and allow the village setting to be appreciated from a number of angles.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. Any required improvements to the road would substantially alter the character and appearance of this very rural part of the village. It is unlikely that access would be able to meet highway standards to provide satisfactory access, without significant harm to the character of the area. This site contributes to the setting of the Conservation Area and Scheduled Ancient Monument. Development of this site has the potential to have a negative impact on the setting of this historic part of the village, including the potential impact on the SAM.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of a nationally important Scheduled Monument and the Conservation Area, which it would not be possible to mitigate.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The proposed site does not appear to have a direct link to the adopted public highway.</p>

	<p>The promoter states “The nearest main highway is the ‘C’ Classified Station Road, approximately 400m to the east of the site. Between the site and main highway the primary means of access is via Taylors Lane, a minor unclassified highway. Where Taylors Lane terminates approximately 50m east of the site frontage the final length of the access route is Mill Way (also known as Hale Road), which forms part of the Public Footpath network (Footpath No.7, Swavesey). The extent of the public highway and adjoining rights of way are shown on the enclosed extract provided by Cambridgeshire County Council (Appendix 2).”</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• 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.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided.</p>
<p><b>School capacity?</b></p>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for a small number of early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site</p>

	would be likely to require an increase in planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	No. It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway. Any improvement to the highway would have an unacceptable detrimental impact on the historic environment, townscape and landscape.  Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (1.57 ha if unconstrained)
<b>Site capacity</b>	47 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	Not on the adopted highway
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	<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>

<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework.

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Swavesey
<b>Site name / address</b>	Land adj to Fen Drayton Road, Swavesey
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Approximately 50 dwellings
<b>Site area (hectares)</b>	1.30 ha.
<b>Site Number</b>	287
<b>Site description &amp; context</b>	<p>The site lies to the north of Fen Drayton Road on the western edge of Swavesey. The site lies adjacent to residential development to the east. To the north, south and west is open agricultural land. The site comprises a series of semi enclosed paddocks used for grazing. There are hedgerows to the road frontage and adjoining residential properties, but otherwise the site is exposed to views across the wider countryside, although there is an area that has recently been planted with saplings to the west.</p> <p>Note: the site adjoins site 71 to the north and site 65 to the south.</p>
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	LP2004 Inspector - In my view the land is clearly part of the countryside to the west of the village and there is no strong reason (or need) for its development. I also note that most of the site is in the most recently notified flood plain.

	LP1993 Inspector considered land west of Swavesey – “I have already indicated that there is a distinct change between the character of the allocated site and that of the land beyond it. The addition of this land to the proposed allocation would result in a substantial intrusion into more open, exposed landscape beyond its well defined western boundary, and intrude into the countryside setting of the village. This would not be outweighed by such considerations as additional public open space and more opportunities for landscaping.”
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – the majority of the site is within Flood Zone 2.</li> </ul>
<b>Tier 1 conclusion:</b>	This small paddock site lies to the north of Fen Drayton Road on the western edge of Swavesey. The majority of the site is within Flood Zone 2.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - Archaeological works to the east have revealed extensive evidence for the late Saxon and medieval settlement of the village. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Public Rights of Way – a bridleway lies approximately 615m to the west.</li> <li>Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts.</li> </ul>

	<p>However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - the site is to the east of the A14 and prevailing winds are from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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. No objection in principle as an adequate level of protection against noise can be secured by condition.</li> <li>• Noise issues - 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 s106 agreements.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Swavesey as lying within predominantly flat, arable landscape, with some hedgerows and clumps of trees breaking up long views across the countryside. Low hills and field undulations provide some topographic variation and landmarks such as pylons, and windmills are prominent features in this open landscape. The openness of the arable farmland contrasts strongly with a more intimate landscape at the village edges. In most cases these are heavily treed and particularly in the southern part of the village smaller scale hedged paddocks/pasture, orchards and farm buildings integrate Swavesey into the surrounding landscape.</p> <p>From the western approach along the Rose and Crown Road much of the built development is hidden behind trees and hedgerows. The edge of more recent housing is visible but in time this too will be screened by trees. Owing to the slightly sloping land any new development would be at a higher level than the existing village edge and probably more visible. The site is in an area described as having wide views from the approach to the village across open farmland</p>

	<p>with glimpses of houses. New houses border arable fields. The houses are partly screened by trees and hedgerows.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Swavesey. The site is very open and rural in character and development on this site would be very large scale and harmful to the character of the village. It would constitute back land development, poorly related to the existing built-up part of the village.</p>
<b>Can any issues be mitigated?</b>	<p>No. Historic environment, townscape and landscape impacts of development of this site. The site is in an exposed location and does not relate well to the built form of this part of the village. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on Fen Drayton Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant network impact.</li> <li>• Mains water - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> </ul>

	<ul style="list-style-type: none"> <li>Gas - Swavesey has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Swavesey has one Primary School with a PAN of 38 and school capacity of 266, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 6 primary places in Swavesey taking account of planned development in Swavesey, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for a small number of early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
<b>Health facilities capacity?</b>	The doctors surgery in Swavesey has no spare capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None (0.88 ha if unconstrained).
<b>Site capacity</b>	26 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by two landowners.
<b>Legal constraints?</b>	A restrictive covenant which expires in July 2012 would prevent an application before that date.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is not available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known.
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known.
<b>Could issues identified be overcome?</b>	
<b>Economic viability?</b>	Viability Category 4 Least 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 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>
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<b>Site Assessment Conclusion</b>
Site with no development potential.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; outside Development Framework.