

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

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

Index of Willingham Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 045	Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)	48 dwellings	1282
Site 047	Land to the south of Over Road, Willingham	28 dwellings	1289
Site 058	Land South of 77 Station Road, Willingham	2 dwellings	1296
Site 157	Land to the rear of High Street / George Street, Willingham	57 dwellings	1302
Site 204	Land to the rear of Green Street, Willingham	39 dwellings	1311
Site 259	Land Adjacent to 15 Priest Lane, Willingham	12 dwellings	1319
Site 279	Land at Black Pit Drove / Rampton Road, Willingham	10 dwellings	1326

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Willingham
Site name / address	Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	136 dwellings
Site area (hectares)	3.41 ha.
Site Number	045
Site description & context	The site is located to the east of Rockmill End and south of Meadow Road on the north eastern side of Willingham. Residential development lies to the south and west of the site. To the east lies a small cluster of Gypsy and Traveller pitches fronting onto Meadow Road and Belsar Farm lies immediately to the north. Further to the north and east is flat, open agricultural land. The site comprises part allotments, in the north western corner and part agricultural land. The site is bound on the southern and western sides by low hedgerow, with taller hedgerow along the northern boundary and along parts of the eastern boundary.
Current or last use of the site	Agricultural and allotments
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	An application for residential development (C/0032/61/) was refused for being outside the village framework.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Minerals and Waste LDF designations (Core Strategy designations only) – a small part of north eastern corner of the site is within the Minerals Safeguarding Area for sand and gravel.
Tier 1 conclusion:	This is a large site in use for allotments and agricultural land, located to the east of Rockmill End and south of Meadow Road on the north eastern side of Willingham, with no strategic constraints identified that would prevent the site from being developed. A small part of the site is within the Minerals Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Conservation Area – the Willingham Conservation Area lies approximately 150m to the south west. Listed Buildings – there are several Grade II Listed Buildings within the Conservation Area, the closest lies approximately 190m to the south west. Non-statutory archaeological site - The site is located to the north east of the historic village core. Further information would be necessary in advance of any planning application for this site. <p>The site forms part of the setting of several Grade II Listed Buildings and the Conservation Area. However, with careful design it should be possible to mitigate any impact on the historic environment with a smaller scale of development.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Protected Village Amenity Area – lies 205m to the south west. 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

	<p>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> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination - Allotments in north. A Contaminated Land Assessment will be required as a condition of any planning application • Noise issues - some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. • Utility services – telecom lines run along the Rockmill End road frontage.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character, particularly to the north and east where the land is arable or grassland, with some hedgerows but few trees. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the ‘transition’ area between the village and the open countryside. The site is within an area characterised as fen edge farmland, adjacent to linear development, where Rockmill End delineates the village boundary.</p> <p>The village has a very particular structure, with a skeleton road framework formed from the historic background of horticulture. The road framework has led to considerable linear development within the village. The linear housing along the approaches to the village mainly have long back gardens or smallholdings.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Willingham. The site lies to the north of linear housing on Rockmill End, and to the east of a more modern housing estate. The low hedgerow allow wide views across</p>

	the flat agricultural land, particularly to the east. It may be possible to integrate a smaller scale of development close to the existing housing.
Can any issues be mitigated?	In part, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of smaller development of this site. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Rockmill End would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the Over Tower Distribution Zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is sufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Old West Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is</p>

	released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.
School capacity?	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 136 dwellings could generate a small need for early years places and a maximum of 48 primary school places and 34 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The doctors practice in Willingham has physical capacity to grow.
Any other issues?	
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area (Update August 2013)	1.59 (A smaller gross site area of 2.12 ha., addressing issues described in tier 2 of this assessment, was identified in issues and options 2012 site option 46, and was used to identify the developable area)
Site capacity	48 dwellings
Density	30 dph

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

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

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still</p>

	<p>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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Site Assessment Conclusion
<p>Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.</p>

Status of Site in Proposed Submission Local Plan 2013
<p>Allocated for residential development (Policy H/1 g); Inside proposed Development Framework.</p>

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Willingham
Site name / address	Land to the south of Over Road, Willingham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	74 dwellings
Site area (hectares)	1.84 ha.
Site Number	047
Site description & context	<p>The site is located to the south of Over Road and west of Station Road on the south western side of Willingham. The site is surrounded on three sides by residential development. Semi-open agricultural land lies to the south, interspersed with orchards.</p> <p>The site is formed up of a number of parcels of land; land to the south and west was formerly in horticultural use. Part of the site is currently in use for storage, in the north eastern corner, and the eastern part of the site comprises parts of residential gardens. The remainder of the site is pasture.</p>
Current or last use of the site	Parts of site formerly horticultural and used for storage (ceased 2005). Remainder pasture and residential gardens.
Is the site Previously Developed Land?	Small part (storage).
Allocated for a non-residential use in the current development plan?	No
Planning history	The Council proposed the allocation of the land south of Over Road as a Pre-Inquiry Change to LP2004 in place of an alternative site in Willingham. LP2004 Inspector concluded that land supply considerations do not create a need to allocate more than one of these two sites in Willingham and recommended that this option should not be pursued.

	Several planning applications for residential development have been refused (C/0842/68/O, C/0586/68/O, C/0043/67/O, C/0042/67/O and C/0644/71/O) as there was sufficient land with permission for residential purposes to meet the population demands of the locality and the proposal would create a precedent for similar large scale of development unrelated to the needs of this community.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Flood Zone – approximately 2/3 of the site is within Flood Zones 2 and 3.
Tier 1 conclusion:	This is an enclosed mixed use site located to the south of Over Road and west of Station Road on the south western side of Willingham with approximately half of the site located within Flood Zone 3 and unsuitable for residential development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – there are 4 Grade II Listed Buildings fronting the High Street approximately 140m to the north. Non-statutory archaeological site - The site is located in the historic village core and finds of medieval and post medieval date are known in the vicinity. Further information would be necessary in advance of any planning application for this site. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> 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

	<p>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>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination - Part commercial use. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - The site is currently part of Aspinalls Builders Yard, Station Road and it is understood the North part of Aspinalls Yard will remain and coexist. Noise, odour and dust from Aspinalls Builders Yard are obvious material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character. In the south there are smaller fields and more hedgerows, together with scattered houses and farmsteads. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups.</p> <p>The southern approach is characterised by scattered houses and smallholdings alongside the roads, extending the linear form of many of Willingham's roads into the surrounding areas. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is within an area characterised as small enclosed fields, paddocks and orchards, set within an area of largely linear development.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Willingham. Approximately half of the site, closest to the Over Road frontage, is within Flood</p>

	Zone 3. This would result in development being located to the rear of the site, closest to the surrounding countryside. Development in this location would be poorly related to existing development and the road frontage, and will be at odds with the largely linear pattern of development in the immediate area. It would therefore have a detrimental impact on the rural character of this part of Willingham.
Can any issues be mitigated?	No. Significant townscape and landscape impacts as development would be to the rear of the site, closest to the countryside. This would not relate well to the built form, with a largely linear pattern of development. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination, noise, odour and dust. However it is not clear that these impacts can be overcome.

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on Over Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the Over Tower Distribution Zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is sufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Drainage measures?	No FRA provided.
School capacity?	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 74 dwellings could generate a small need for early years places and a maximum of 26 primary school places and 19 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The doctors practice in Willingham has physical capacity to grow.
Any other issues?	
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.92 ha if unconstrained)
Site capacity	28 dwellings
Density	30 dph

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

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

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still</p>

	<p>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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Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Willingham
Site name / address	Land South of 77 Station Road, Willingham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	13 dwellings with public open space
Site area (hectares)	0.41 ha.
Site Number	058
Site description & context	This small site is located to the east of Station Road in an area of sporadic linear development to the south of Willingham. The site adjoins residential properties to the north and south, and a further property lies within large, well screened, grounds to the west. The site was formerly used for horticulture and is now rough grassland. It is open to the road frontage, with a post and rail fence, and open to the agricultural field to the east, with distant views across to woodland on the southern edge of the village. The residential boundaries are well defined by hedging and fencing.
Current or last use of the site	Formerly horticultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LP2004 Inspector considered an alternative site along Station Road and concluded: "it would inevitably lead to gradual consolidation and extension of ribbon development between Willingham and Longstanton. This would be at odds with current national, regional and local policies of concentrating development in more central and accessible locations within the most sustainable settlements."

Source of site	Site suggested through call for sites.
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Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – the majority of the site is within Flood Zone 3. • Minerals and Waste LDF designations (Core Strategy designations only) – a very small part of the southern part of the site is within the Minerals Safeguarding Area for sand and gravel.
Tier 1 conclusion:	This is a small grassland site located to the east of Station Road in an area of sporadic linear development to the south of Willingham. The majority of the site is within Flood Zone 3, leaving only a small area of approximately 0.07 ha. available for development along the road frontage. This is insufficient to allocate for development. A small part of the site is also within the Minerals Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	No

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - There is evidence for Bronze Age barrow burials in the vicinity. Further information would be necessary in advance of any planning application for this site. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – a footpath lies approximately 330m to the north east. • 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

	<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> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character. In the south there are smaller fields and more hedgerows, together with scattered houses and farmsteads. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups.</p> <p>The southern approach is characterised by scattered houses and smallholdings alongside the roads, extending the linear form of many of Willingham's roads into the surrounding areas. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is within an area characterised as having narrow views on the approach road with a wooded edge screening the village.</p> <p>Development of this site would have a neutral effect on the landscape and townscape setting of Willingham. Development of this site would create an area of backland development within existing ribbon development south of the village. It would have a detrimental impact on the linear and rural character of this part of the village.</p>
Can any issues be mitigated?	Yes. The remaining site area would have a limited impact on townscape and landscape.

Infrastructure	
Highways access?	Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to

	<p>Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the Over Tower Distribution Zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is sufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a small need for early years places and a maximum of 7 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The doctors practice in Willingham has physical capacity to grow.

Any other issues?	
Can issues be mitigated?	No. It is not possible to provide safe highway access to the site. The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area. Upgrades required to local infrastructure, including utilities (mains water and sewerage) and school capacity.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.07 ha if unconstrained)
Site capacity	2 dwellings
Density	30 dph

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

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

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16 or 2016-21
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Willingham
Site name / address	Land to the rear of High Street / George Street, Willingham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	80 dwellings
Site area (hectares)	2.55 ha.
Site Number	157
Site description & context	The site is located to the west of George Street and High Street on the north western side of Willingham. Residential development lies to the south. On the east residential development is interspersed with business uses, including horticulture. Semi-open agricultural land lies to the west and north. A recreation ground lies to the north. The site comprises a large area of scrub land enclosed by hedgerow to the north, west and southern boundaries. The eastern edge is part of a transition area between the built-up development and countryside, and is less well defined.
Current or last use of the site	Scrub land and small amount of residential gardens.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LDF Objection Site 147 - Land north of manor farm. There have been various planning applications for residential development on parts of the site (C/0871/66/O, C/0870/66/O, C/0488/71/O, S/2027/86/O, S/0374/79/O, S/2217/79/O and S/0953/80/O). They have been refused for being piecemeal backland

	<p>development, there has been sufficient other land available, and if permitted, would represent too large an extension to the village and adversely change its character.</p> <p>An appeal inspector concluded (S/0374/79/O): If the proposed dwelling were to be allowed, the district council would find it difficult to resist further, individual applications for backland development which could result in a scatter of dwellings and accesses such as would seriously detract from, first, the living conditions of nearby residents and, second, the scale and character of the existing residential in Willingham.</p> <p>Another appeal inspector (S/0953/80/O) reported: The development of the appeal site as proposed, in my opinion, would not represent a logical extension or rounding off of existing residential development on this edge of the village but an intrusion in conflict with the policy of the Structure Plan into the surrounding area of land in horticultural use. Furthermore I share the Council's concern that if this proposal were allowed it could open the way for further proposals to extend the built-up area of this village into the surrounding countryside.</p>
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – a small part of the north western corner of the site is within Flood Zone 3. • Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Minerals Safeguarding Area for sand and gravel.
Tier 1 conclusion:	This is a large enclosed scrubland site located to the west of George Street and High Street on the north western side of Willingham with a small part of the site located within Flood Zone 3. The whole site is within the Minerals Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the site lies close to the western edge of the Willingham Conservation Area. Adverse effect on setting due to loss of views of High Street from footpaths to the west, loss of openness and wooded backdrop to High Street, loss of historic burgage plots to High Street buildings which are characteristic of village. Adverse effect on setting from likely intensification of riverside path for access to north part of site. • Listed Buildings – the site backs on to 4 Grade II Listed Buildings, which front on to High Street to the east. There are further Listed Buildings within the Conservation Area, mostly to the east of the site. Adverse effect on setting along west side of High Street, including gardens and farm buildings part of their historic curtilage related to them. • Non-statutory archaeological site - Archaeological investigations to the east have identified evidence for the medieval settlement of the village. Earthworks recorded in the area may also be associated with the medieval village. Further information would be necessary in advance of any planning application for this site. <p>It would not be possible to mitigate impacts on heritage considerations because development would result in an adverse impact on the setting of the Conservation Area and a major adverse impact on the setting of several Listed Buildings due to the loss of burgage plots and views out from the High Street into open countryside.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – a footpath lies approximately 15m to the north of the site, on the opposite side of Lord’s Ground Ditch. • 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. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.

	With careful design it should be possible to mitigate any impact on the natural environment.
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - Possible noise from existing green houses / nurseries to the east to rear of Ravens Yard / Love Lane but noise sources not quantified. May require consideration before allocating? • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is within an area characterised as small enclosed fields, paddocks and orchards, set within an area of largely linear development.</p> <p>The village has a very particular structure, with a skeleton road framework formed from the historic background of horticulture. The road framework has led to considerable linear development within the village. The linear housing along the approaches to the village mainly have long back gardens or smallholdings.</p> <p>The High Street extends south from Church Street into Station Road, and this area also contains some Listed Buildings and other frontage development, continuing the rural feel with in the village, with some glimpses westwards to the fields beyond.</p> <p>The site is in an area characterised as small enclosed fields and paddocks with mature hedgerows, and a rural edge. These create a soft edge and transition between Willingham and the Fenland landscape. There are views across the site from the west to the church spire above the wooded edge.</p> <p>The draft Willingham Conservation Area Appraisal (2007) states that Willingham has remained largely agricultural and the agricultural heritage is still prominently visible in Willingham with many large timber agricultural buildings standing between and behind the main residences along High Street and in the lanes.</p>

	<p>Willingham's historic development can still be traced in its street patterns and buildings, with older cores around the church, the lanes to the south of the green and in High Street. The generous spacing between the buildings is not the only factor that brings a rural sense to Willingham. The clear views out of it across fields, paddocks and pastures enhance its rural character.</p> <p>Watercourses twist around and through the area, fed by the fens. There are extensive views into the fens from the edge of the Conservation Area at the junction between George Street and West Fen Road next to the Willingham Lode. The lack of substantial groups of trees, except along the boundaries of watercourses, at the church and the green, and along the roads approaching the settlement, allows for long views within the village streetscene.</p> <p>The Landscape Character Area, and the openness and high quality of the land surrounding the Conservation Area, mean that development has been deemed inappropriate beyond the identified village framework. The site consists of open rough land to the rear of residential properties in George Street / High Street. These properties form part of the built area of Willingham.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Willingham. Development would intensify development, extending the built area of the village outwards into land that is open and rural in character, resulting in the loss of historic burgage plots characteristic of the village. This would have a significant adverse effect on the setting of the Conservation Area and several Listed Buildings.</p>
<p>Can any issues be mitigated?</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 4 Grade II Listed Buildings, Conservation Area and historic burgage plots, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The proposed site does not appear to have a direct link to the</p>

	<p>adopted public highway.</p> <p>The promoter states that an agreement in principle has also been reached with the adjacent landowner to ensure that the access to the proposed development via Bourneys Manor Close will be delivered.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the Over Tower Distribution Zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is sufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the WwTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham 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 small need for 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>
Health facilities capacity?	The doctors practice in Willingham has physical capacity to grow.

Any other issues?	<p>The promoter provides the following supporting information:</p> <p>The proposed development will be able to provide the normal benefits associated with such a proposal in terms of S106 contributions i.e. affordable housing, education contribution, public open space and a contribution towards community.</p> <p>I can confirm that all 6 landowners are working together to ensure that the site, if allocated as part of the SHLAA process, will be delivered. An agreement in principle has also been reached with the adjacent landowner to ensure that the access to the proposed development via Bourneys Manor Close will be delivered.</p> <p>The site represents a natural continuation of the previously completed developments by Bovis Homes and David Wilson Homes off High Street and would in effect infill the remaining land to the rear of High Street.</p>
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage) and school capacity.</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. The promoter states that an agreement in principle has also been reached with the adjacent landowner to ensure that the access to the proposed development via Bourneys Manor Close.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.91 ha if unconstrained)
Site capacity	57 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	No
Site ownership status?	Site owned by 6 landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed but there is interest from a developer.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still</p>

	<p>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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Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Willingham
Site name / address	Land to the rear of Green Street, Willingham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	50-70 dwellings with potential for public open space
Site area (hectares)	2.60 ha.
Site Number	204
Site description & context	The site lies to the east of Green Street on the eastern side of Willingham. The site lies partly within the village framework and partly outside, and therefore includes a number of existing residential properties and business uses, as well as gardens, agricultural buildings and scrub land to the rear. It is surrounded on three sides by further residential development, with agricultural land and buildings to the east.
Current or last use of the site	Residential, business and scrub land.
Is the site Previously Developed Land?	Part
Allocated for a non-residential use in the current development plan?	No
Planning history	LDF Objection Site 145. LP 1993 Inspector - The allocation of land at the rear of Green Street would result in an extension of the built up area into land which, although in garden use, is open and forms part of the rural setting of the village. This piecemeal incursion into the countryside would be prominent and poorly related to existing development along Priest Lane and elsewhere in the vicinity.

	<p>There have been several unsuccessful attempts to gain planning permission for residential development of various scales on parts of the site (S/2091/10, C/0272/67/O, S/1458/02/O, and C/0558/72/O).</p> <p>Even a single dwelling (S/2091/10) was considered too harmful to the character of this sensitive area - The proposal is set in a backland plot adjacent to the Willingham Conservation Area and close to the Listed Buildings of 11/13 Green Street in a semi-rural area of the village. There would be clear views from the Willingham Conservation Area, particularly from between 13 and 15 Green Street, the former of which is a Grade II Listed Building. By virtue of its design and scale, the dwelling would not harmonise with the Listed cottage, and would be taller than the outbuildings to be removed and the nearby barn. As a result of the location, bulk and design, the proposal would detract from the setting of the Listed Building of 11/13 Green Street and would neither preserve or enhance the character of the adjacent Willingham Conservation Area.</p>
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Listed Buildings - Grade II Listed 11 & 13 Green Street are located within the site, and the site is adjacent to 3 Green Street.
Tier 1 conclusion:	This is a large mixed-use site located to the east of Green Street on the eastern side of Willingham with two Listed Buildings located within the site and a further Listed Building adjacent to it
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Conservation Area – part of the site is within the Willingham Conservation Area. Major adverse effect due to prominence of site from the Green, a significant public open space.

	<p>Intensification of the street frontage, including for access, likely loss of significant heritage assets, loss of historic burgage plots and depth of development contrary to single depth character of the area and north of site.</p> <ul style="list-style-type: none"> • Listed Buildings – Grade II Listed 11 & 13 Green Street are within the site and several other Grade II Listed Buildings are located within the Conservation Area, the closest lies adjacent to the site (number 3 Green Street). Major adverse effect due to likely loss of heritage assets and to historic burgage plot settings of Listed Buildings. • Non-statutory archaeological site - Archaeological investigations to the south have identified evidence for medieval activity. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site. <p>It would be difficult to mitigate impacts on heritage considerations because development would result in an adverse impact on the setting of the Conservation Area and a major adverse impact on the setting of several Listed Buildings due to the loss of burgage plots. It may be possible to develop part of the site to the south, subject to the position of access and screening as this part of the site is further from the Conservation Area, burgage plots are less defined, and it has more modern frontage and rear buildings, is significantly less green and open, replaces large modern farm buildings (so potential enhancement) and abuts backland development.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Protected Village Amenity Area – lies across Green Street to the west. • 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. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land Contamination – Agricultural / commercial use. A Contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Possible noise from existing green houses /

	nurseries to the east but noise sources not quantified. May require consideration before allocating?
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character, particularly to the north and east where the land is arable or grassland, with some hedgerows but few trees. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is within an area characterised as small enclosed fields and paddocks, creating a varied edge adjacent to linear development.</p> <p>The village has a very particular structure, with a skeleton road framework formed from the historic background of horticulture. The road framework has led to considerable linear development within the village. The linear housing along the approaches to the village mainly have long back gardens or smallholdings.</p> <p>The site is split in character, between its residential frontage and the green, open space to its rear, bordering the agricultural land beyond. The character of the open land to the east and behind these houses, is a patchwork of small fields and rural land uses, very much part of the countryside and characteristic of the area.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Willingham. The site is rural in character. Development in this location would create an area of backland development in an area characterised by ribbon development, having a detrimental impact on the character of this part of the village and to the detriment of Listed Buildings. It would also harm the setting of the wider Conservation Area and the adjacent Protected Village Amenity Area.</p>
Can any issues be mitigated?	<p>In part. 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 several Grade II Listed Buildings, Conservation Area and historic burgage plots. However, with a smaller development it may be possible to mitigate the worst of these impacts. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Green Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the Over Tower Distribution Zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is sufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The development site is near the boundary of the Old West Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
School capacity?	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village</p>

	<p>College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 70 dwellings could generate a small need for early years places and a maximum of 25 primary school places and 18 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The doctors practice in Willingham has physical capacity to grow.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>The land provides a potential housing site in a location well connected to the existing built form of the village. It is contained in landscape terms and does not extend beyond existing developments to the north and south which are included in the Village Framework.</p>
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	1.30 ha.
Site capacity	39 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	No
Site ownership status?	Site promoted by single landowner.
Legal constraints?	All Landowners consent not yet formally obtained.
Is there market interest in the site?	The site has not been marketed and there is no interest from a developer.
When would the site be available for development?	The site is not available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site 2011-16. • Phasing 50-100% 2011-16, 0-50% 2016-21.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 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</p>

	<p>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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Site Assessment Conclusion
<p>Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.</p>

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Willingham
Site name / address	Land Adjacent to 15 Priest Lane, Willingham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	10+ dwellings
Site area (hectares)	0.52 ha.
Site Number	259
Site description & context	The site is located to the north of Priest Lane on the eastern edge of Willingham. It lies adjacent to residential development to the west and an area of grassland with trees to the north. Across Priest Lane to the south land is in horticultural use. Open agricultural land surrounds to the north, east and south with wider views from the north. The site is currently in use as allotment, orchard and paddock and is bound by hedges to the south, east and western boundaries.
Current or last use of the site	Allotment, orchard and grassland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	Part of a larger site promoted through LDF (Objection Site 143). Previous attempts to gain planning permission for a dwelling on the site have been unsuccessful (S/1633/85/O, S/2879/88/O and S/1650/90/F) for being outside the village framework.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This is a small site in use for allotments and orchard, located to the north of Priest Lane on the eastern edge of Willingham, with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the Willingham Conservation Area lies approximately 150m to the west. Potential adverse effect on the setting due to intensification of lane at entrance to Conservation Area. • Listed Buildings – there are several Grade II Listed Buildings within the Conservation Area, the closest lies approximately 160m to the west. • Non-statutory archaeological site - The site is located to the east of the historic village core. There is also evidence for Roman activity in the vicinity. Further information would be necessary in advance of any planning application for this site. <p>The site forms part of the setting of several Grade II Listed Buildings and the entrance to the Conservation Area. However, with careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Protected Village Amenity Area – lies 190m to the west. • 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

	<p>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> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise issues - some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character, particularly to the north and east where the land is arable or grassland, with some hedgerows but few trees. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the ‘transition’ area between the village and the open countryside. The site is within an area characterised as small enclosed fields and paddocks, creating a soft edge adjacent to linear development.</p> <p>The village has a very particular structure, with a skeleton road framework formed from the historic background of horticulture. The road framework has led to considerable linear development within the village. The linear housing along the approaches to the village mainly have long back gardens or smallholdings.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Willingham. The site is on ground slightly higher than the adjacent property, which would therefore make any development of this site very visible from the north and east. The site is rural in character. Development in this location would create an area of backland development in an area characterised by ribbon development, having a detrimental impact on the character of this part of the village.</p>

Can any issues be mitigated?	No. Historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of the Conservation Area, and linear and rural character of this part of the village which it would not be possible to mitigate.
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Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Priest Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the Over Tower Distribution Zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is sufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the WwTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided.</p> <p>The development site is near the boundary of the Old West Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>

School capacity?	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham 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 small need for 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 would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The doctors practice in Willingham has physical capacity to grow.
Any other issues?	
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.39 ha if unconstrained)
Site capacity	12 dwellings
Density	30 dph

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

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

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still</p>

	<p>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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Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Willingham
Site name / address	Land at Black Pit Drove / Rampton Road, Willingham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	Residential development (also identified as having potential for light industry)
Site area (hectares)	0.85 ha.
Site Number	279
Site description & context	This site is a long narrow plot adjacent to Black Pit Drove and fronting on to Rampton to Road to the south east of Willingham. To the west is a ribbon of roadside buildings extending towards the centre of Willingham. To the north is a similar ribbon which ends almost opposite the site. To the east and south is open, flat countryside with a few buildings scattered therein. The site was formerly in horticultural use and several glasshouses and associated structures remain. It is well hedged to the road frontages on the northern and eastern boundaries and to the agricultural field to the southern boundary, but open to the adjoining property boundary on the western edge.
Current or last use of the site	Formerly horticultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	There have been two unsuccessful attempts to gain planning permission for an agricultural worker dwelling (S/0508/92/O and S/0168/97/O) both refused for insufficient evidence of need and the proposed dwelling would represent an undesirable intrusion into the countryside.

	An inspector dismissed an appeal for a bungalow (S/0777/86/O) stating “It is clear that the proposed bungalow would extend the ribbon of buildings at the southern side of Rampton Road by one unit into the countryside which surrounds Willingham. As a matter of degree, I take the view that this extension would be enough to harm the aim of countryside conservation to the extent of constituting a specific and convincing planning objection to that bungalow. Accordingly, I conclude that the proposed bungalow would be an undesirable extension of ribbon development at this the southern side of Rampton Road.”
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Minerals Safeguarding Area for sand and gravel.
Tier 1 conclusion:	This is a long narrow plot adjacent to Black Pit Drove and fronting on to Rampton Road to the south east of Willingham with no strategic constraints identified that would prevent the site from being developed, although the whole site is within the Minerals Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - There is evidence for Iron Age and Roman activity to the east and Bronze Age barrow burials to the south and west. Further information would be necessary in advance of any planning application for this site. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – a footpath lies approximately 150m to the west. • 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. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 1. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – Agricultural / commercial use. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - west of the site is bounded by operational nurseries at 134 Rampton Road & agricultural uses to the south east at Anstee Farm Black Pit Drove. These are medium to large sized industrial type units / uses including light industrial and warehouse type uses. These are unlikely to be considered compatible uses. Noise from activities and vehicle movements are 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>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character. In the south there are smaller fields and more hedgerows, together with scattered houses and farmsteads. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups.</p> <p>The village has a very particular structure, with a skeleton road</p>

	<p>framework formed from the historic background of horticulture. The road framework has led to considerable linear development within the village. The linear housing along the approaches to the village mainly have long back gardens or smallholdings.</p> <p>The southern approach is characterised by scattered houses and smallholdings alongside the roads, extending the linear form of many of Willingham's roads into the surrounding areas. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the 'transition' area between the village and the open countryside. The site is within an area characterised as linear housing framed by long strips of horticulture and fields. There is a rural approach to the village, with scattered houses and farmsteads along Rampton Road.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Willingham. Development of this site would create an area of backland development within existing ribbon development south east of the village. It would have a detrimental impact on the linear and rural character of this part of the village.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant townscape and landscape impacts due to the backland nature of the site and it is unlikely to be possible to mitigate the noise impacts from the adjoining nurseries.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Rampton Road but not Black Pit Drove would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the Over Tower Distribution Zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is sufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new

	<p>storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas - Willingham has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is capacity at the WWTW however the numbers attributed to this development site are unknown. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site could generate a need for early years places, primary school places and secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The doctors practice in Willingham has physical capacity to grow.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>The site is within easy cycling distance of Guided Bus without using anything other than byways and cycleways.</p>
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (0.32 ha if unconstrained)
Site capacity	10 dwellings
Density	30 dph

Potential Suitability

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

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

Achievability

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

Could issues identified be overcome?	
Economic viability?	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

Site Assessment Conclusion
Site with no development potential.

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