

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

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

Index of Barton Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 222	Land north of 6-14 Comberton Road, Barton	52 dwellings	1394
Site 223	Land north of 18 Comberton Road, Barton	60 dwellings	1402
Site 224	Land south of Comberton Road, Barton	204 dwellings	1410
Site 225	Land to west of Cambridge Road and south of New Road, Barton	150 dwellings	1417

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Barton
Site name / address	Land north of 6-14 Comberton Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 50 dwellings
Site area (hectares)	2.60ha
Site Number	222
Site description & context	<p>The site is on the northern edge of Barton north of Comberton Road. The site includes a strip of land fronting onto Comberton Road, which is between Hines Farm and 14 Comberton Rd. This land extends northwards to the rectangular field that forms the majority of the site. This field is north of the houses at 6-14 Comberton Road. To the north, west and east is open countryside with Clare College Farm to the south east of the site.</p> <p>The majority of the site is an arable field. A strip of land connecting to the Comberton Road contains residential properties fronting onto Comberton Rd and a collection of agricultural buildings.</p> <p>The site is to the west of Site 223.</p>
Current or last use of the site	Farmland and two dwellings.
Is the site Previously Developed Land?	Dwellings are PDL Farmland is not.
Allocated for a non-residential use in the current development plan?	No
Planning history	No
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The majority of the site is within the Green Belt. The strip of land adjoining Comberton Road is outside of the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have an adverse impact on Green Belt purposes and functions. Barton is one of the inner necklace villages identified in the Cambridge Green Belt Study 2002, which play an important role in the immediate setting of the City. This study highlights the importance of the rural landscape, which separates inner necklace villages from each other and Cambridge. On Drawing 1641LP/07 the separation between the northern edge of Barton and the south of Coton is identified as open countryside separating inner necklace villages.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<p>No</p> <p>The site is on the northern edge of Barton. The site includes a strip of land fronting onto Comberton Road. This land extends northwards to the rectangular field that forms the majority of the site. This field is north of the houses at 6-14 Comberton Road. To the north, west and east is open countryside with Clare College Farm to the south east of the site.</p>
Tier 1 conclusion:	<p>The majority of the site is an arable field enclosed by hedgerows, which is within the Green Belt. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character

	A strip of land connecting to the Comberton Road contains two residential properties fronting onto Comberton Rd and a collection of agricultural buildings and this is not within the GB.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the boundary of the conservation area follows part of the south east boundary of the site – the conservation area is to the south and east of the site. Its setting would be adversely impacted if the site were to be developed • Listed Buildings – No 1 New Road – Clare College Farmhouse is a grade 2 listed building whose curtilage adjoins the eastern boundary of the site; 1 School Lane (The Hoops PH) grade 2 listed is to the south east (200metres); there are a number of grade 2 listed properties to the south of the site along Comberton Road – nos. 1,3,5,7. • Non-statutory archaeological site - The site is located on the northern side of the historic village. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Important Countryside Frontage – an ICF is identified on the north side of New Road from 2 Comberton Road to 21 New Road which looks north west towards the site. • Protected Village Amenity Area – a PVAA is identified on both sides of Comberton Road and part of the southern end of the site is within this area – it extends from Hines Close in the west and to the east to take in 1 Comberton Road. • Public Rights of Way – a footpath follows to the rear of properties in Kings Grove from Comberton Road northwards. • Biodiversity features - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or

	<p>adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land grade 2
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • 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>Barton is included as one of the Western Clayland Villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. The village is essentially linear with housing extending out along the approach roads. The characteristic in depth remains despite some post-war estate development. Due to the irregular shape of this linear village, open countryside penetrates right into the built-up area, giving a rural character.</p> <p>The majority of the site is an arable field behind properties to the north of Comberton Road. This enclosed field marks the transition to a network of larger more open fields that extends from the northern edge of Barton.</p> <p>To the east the site is adjacent to Clare College Farm, which is a listed building, and the farmland surrounding this building penetrates into the village along New Road, which gives a rural character to this part of the village. It is an important countryside frontage where the farmland extends to the road. However there are large mature trees along this frontage so therefore views towards the farmland and the site beyond are well screened.</p> <p>Given the proximity of Clare College Farm to the site its setting would be impacted if this site were to be developed.</p> <p>Part of the site is a strip of land, which contains a collection of agricultural buildings that extends to front onto Comberton Road. This strip also includes two thatched dwellings that are set back from the road. This provides a break in the built frontage of the road bringing land with a rural character into the village as highlighted in the SCVCS. The character of this land would be altered if the access road for the site were provided here.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>A junction located on to Comberton Road would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Eversden Reservoir, 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 insufficient spare capacity within Eversden Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – no supply • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Barton has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Barton taking account of planned development in Barton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>

Health facilities capacity?	<p>Comberton Surgery (1.63miles) – No capacity</p> <p>Newnham Surgery (2.5miles) – Limited capacity – no plans for expansion</p> <p>Trumpington Surgery (2.58miles) – Limited for Southern Fringe growth – Will move to new premises</p>
Any other issues?	<p>The promoter has provided the following additional information about four sites that had been submitted for Barton –</p> <p>They are on the edge of the village and therefore relate to the existing settlement pattern</p> <p>None of the sites are in a flood risk area</p> <p>Development in the village will assist in securing the long term future of the existing facilities such as the school, post office and public houses</p> <p>They are of a sufficient size to allow for a mix of private and affordable housing provision with the larger two sites having potential for wider mixed uses.</p> <p>There are no known protected species within the sites.</p> <p>The development of the sites would allow for a new and long term village envelope to be established and for new trees and other planting to increase biodiversity</p> <p>None of the sites contain listed buildings or are known to be of archaeological importance.</p> <p>The following information was provided for this specific site –</p> <p>Part of site is within Development limits</p> <p>Relates to existing pattern of development reinforcing settlement pattern and thus natural expansion site</p> <p>Size of site meets immediate village housing needs</p> <p>Development would not extend settlement further north than existing development to east.</p> <p>Well located for easy access to all of existing village services and facilities.</p>
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.75ha)
Site capacity	52 dwellings
Density	30dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Single landowner
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> The promoter indicates that the site is not available immediately because the land currently forms part of a working farm and there are two dwellings on the site. The promoter indicates that the site could become available 2011-16

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?	-
Are there any cost factors that would significantly affect deliverability?	-
Could issues identified be overcome?	

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

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Barton
Site name / address	Land north of 18 Comberton Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 50 dwellings
Site area (hectares)	2.68ha
Site Number	223
Site description & context	<p>The site is on the northern edge of Barton north of Comberton Road. To the south and south west is residential and to the west an agricultural building with storage around it. There is open countryside to the north and east.</p> <p>The site is a grass field.</p> <p>The site adjoins Site 222.</p>
Current or last use of the site	Farmland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2012 – Current application for erection of an agricultural barn on land to the east of the site (S/0454/12/FL)
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have an adverse impact on Green Belt purposes and functions. Barton is one of the inner necklace villages identified in the Cambridge Green Belt Study 2002, which play an important role in the immediate setting of the City. This study highlights the importance of the rural landscape, which separates inner necklace villages from each other and Cambridge. On Drawing 1641LP/07 the separation between the northern edge of Barton and the south of Coton is identified as open countryside separating inner necklace villages.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>The site is on the northern edge of Barton north of Comberton Road. To the south and south west is residential and to the west an agricultural building with storage around it. There is open countryside to the north and east.</p> <p>The site is a grass field. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the Barton conservation area is to the south and east of the site (90 metres distance) • Listed Buildings – No 1 New Road – Clare College Farmhouse is a grade 2 listed building to east of the site (100 metres); 1 School Lane (The Hoops PH) grade 2 listed (300metres); there are a number of grade 2 listed properties to the south of the site along Comberton Road – nos. 1,3,5,7. • Non-statutory archaeological site -- The site is located on the northern side of the historic village. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Protected Village Amenity Area – a protected area is some 50 metres from the southern boundary of the site – this area extends eastwards either side of Comberton Road • Public Rights of Way – a byway extends from Comberton Road northwards following the far boundary of an adjoining field to the west of the site • Biodiversity features - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Adjacent to possible industrial/commercial land. Requires assessment. Can be conditioned. • Air quality issues -This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • NOISE & MALODOUR -Farm?- possible noise and malodour from an adjacent site to the West which appears to be used as an industrial / agricultural site with a building and small silos. Proposals would be closer than existing residential. No history of complaints. Moderate adverse noise / odour risk but would be sensible to check planning history of this adjacent site before allocating. Noise assessment may be required.

<p>Townscape and landscape impact?</p>	<p>Barton is included as one of the Western Clayland Villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. The village is essentially linear with housing extending out along the approach roads. The characteristic in depth remains despite some post-war estate development. Due to the irregular shape of this linear village, open countryside penetrates right into the built-up area, giving a rural character.</p> <p>The majority of the site is an arable field behind properties to the north of Comberton Road –This enclosed field marks the transition to a network of larger more open fields that extends from the northern edge of Barton.</p> <p>Part of the western boundary of the site adjoins Comberton Road and there are open views eastward across the pastureland towards the open countryside beyond as only part of this boundary has a hedge running along it. The built form of the village remains hidden amongst groups of trees. This approach into the village is rural in character with houses hidden behind well-established hedgerows with mature trees. Development of the site would extend the built form of the village and reduce the views towards open countryside from this approach road.</p> <p>Adjoining the western boundary of the site is a triangle of land which contains a large agricultural building which is part of a working farm and therefore rural in character.</p>
<p>Can any issues be mitigated?</p>	<p>No</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>A junction located on to Comberton Road would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p> <p>This Access could also facilitate the access to site number 222</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 Cambridge Water Company (CWC) distribution zone Eversden Reservoir, 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 insufficient spare capacity within Eversden Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir,

	<p>tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – no supply • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided.
School capacity?	<p>Barton has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Barton taking account of planned development in Barton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery (1.63miles) – No capacity</p> <p>Newnham Surgery (2.5miles) – Limited capacity – no plans for expansion</p> <p>Trumpington Surgery (2.58miles) – Limited for Southern Fringe growth – Will move to new premises</p>
Any other issues?	<p>The promoter has provided the following additional information about four sites that had been submitted for Barton –</p> <p>They are on the edge of the village and therefore relate to the existing settlement pattern</p> <p>None of the sites are in a flood risk area</p> <p>Development in the village will assist in securing the long term future of the existing facilities such as the school, post office and public houses</p> <p>They are of a sufficient size to allow for a mix of private and affordable housing provision with the larger two sites having potential for wider mixed uses.</p> <p>There are no known protected species within the sites.</p> <p>The development of the sites would allow for a new and long term village envelope to be established and for new trees and other planting to increase biodiversity</p> <p>None of the sites contain listed buildings or are known to be of</p>

	<p>archaeological importance.</p> <p>The following information was provided for this specific site –</p> <p>Relates well to existing settlement pattern with direct road frontage to Comberton Road</p> <p>Site in close proximity to existing village facilities</p> <p>Follows pattern of how village expanded</p> <p>Access can be secured to existing road network</p> <p>Would not extend settlement further north than existing development to the east</p> <p>Size of site meets medium term village housing needs.</p> <p>The development of this site would extend the village to the west and thus forms an expansion site adjacent to the existing development limits and well related to the existing settlement pattern and facilities.</p>
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 2.01ha)
Site capacity	60 dwellings
Density	30dph

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?	Single landowner
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.

When would the site be available for development?	<ul style="list-style-type: none"> The promoter indicates that the site is not available immediately because the land is currently part of a working farm. The promoter indicates that the site could become available 2016-21
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Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2016-21
Are there any market factors that would significantly affect deliverability?	-
Are there any cost factors that would significantly affect deliverability?	-
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Barton
Site name / address	Land south of Comberton Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to approximately 180 dwellings with potential for employment, retail, community uses, commercial uses and public open space
Site area (hectares)	9.05ha
Site Number	224
Site description & context	The site is on the west side of Barton to the south of Comberton Road. There is residential to the east. To the north of the road is a woodland burial ground and to the north east an agricultural building with storage around. To the west and south is open countryside. The site is an arable field enclosed by hedges.
Current or last use of the site	Farmland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	No
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have an adverse impact on Green Belt purposes and functions. Barton is one of the inner necklace villages identified in the Cambridge Green Belt Study 2002, which play an important role in the immediate setting of the City. The site is located on the western edge of the village and is within land that is in the outer rural area of the GB. Such land plays a lesser role in contributing to the distinctiveness of Cambridge and its setting but is important in retaining a rural character to Barton.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Minerals and Waste LDF designations – the southern half of the site is within a mineral safeguarding area for sand and gravel.
Tier 1 conclusion:	<p>The site is on the west side of Barton to the south of Comberton Road. There is residential to the east. To the north of the road is a woodland burial ground and to the north east an agricultural building with storage around. To the west and south is open countryside.</p> <p>The site is an arable field enclosed by hedges. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The southern half of the site is within a minerals safeguarding area for sand and gravel within the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the Barton conservation area is east of the site (160metres) • Listed Buildings - there are a number of grade 2 listed properties to the east of the site along Comberton Road – nos. 1,3,5,7. • Non-statutory archaeological site - The site is located to the immediate north east of a Romano-British settlement, part of which is designated as a Scheduled Monument (SAM 96). Further information would be necessary in advance of any planning application for this site. English Heritage should also be consulted regarding the potential impact on the setting of the Scheduled Monument.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Protected Village Amenity Area – there is a protected area 200metres to the east of the site • Public Rights of Way – a byway extends northward from Comberton Road opposite the site. • Biodiversity features - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land Grade 2
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – no issues • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • NOISE & MALODOUR -Farm? - Possible noise and malodour from an adjacent site to the North which appears to be used as an industrial / agricultural site with a building and small silos. Proposals would be closer than existing residential. No history of complaints. Moderate adverse noise / odour risk but would be sensible to check planning history of this adjacent site before allocating. Noise assessment may be required.

<p>Townscape and landscape impact?</p>	<p>Barton is included as one of the Western Clayland Villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. The village is essentially linear with housing extending out along the approach roads. The characteristic in depth remains despite some post-war estate development. Due to the irregular shape of this linear village, open countryside penetrates right into the built-up area, giving a rural character.</p> <p>The site is located on the western edge of the village and the field is clearly part of the open countryside extending on this side of the village. There is a hedge along the northern boundary of the site with Comberton Road, which screens views across the site, but where there are breaks the flat featureless field extends southwards towards the hedgerow that forms the southern boundary of the site. There is a short scrubby hedge running alongside the western boundary of the site which means that the field visually combines with the adjoining large fields to produce a wide open countryside. Development of this site would have a significant adverse impact on the landscape setting of the village.</p> <p>The approach to the village along Comberton Road has low hedges which allow open views from a distance towards the village. Looking eastward across the site the built up form of the village can be glimpsed through the well established hedgerows with mature trees along the eastern boundary of the site.</p>
<p>Can any issues be mitigated?</p>	<p>No</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>A junction located on to Comberton Road would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
<p>Utility services?</p>	<ul style="list-style-type: none"> • Electricity - Not supportable from existing network. Significant reinforcement and new network required • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Eversden Reservoir, 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 insufficient spare capacity within Eversden Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – no supply

	<ul style="list-style-type: none"> Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Barton has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Barton taking account of planned development in Barton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 180 dwellings could generate a need for early years places and a maximum of 63 primary school places and 45 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery (1.63miles) – No capacity</p> <p>Newnham Surgery (2.5miles) – Limited capacity – no plans for expansion</p> <p>Trumpington Surgery (2.58miles) – Limited for Southern Fringe growth – Will move to new premises</p>
Any other issues?	<p>The promoter has provided the following additional information about four sites that had been submitted for Barton –</p> <p>They are on the edge of the village and therefore relate to the existing settlement pattern</p> <p>None of the sites are in a flood risk area</p> <p>Development in the village will assist in securing the long term future of the existing facilities such as the school, post office and public houses</p> <p>They are of a sufficient size to allow for a mix of private and affordable housing provision with the larger two sites having potential for wider mixed uses.</p> <p>There are no known protected species within the sites.</p> <p>The development of the sites would allow for a new and long term village envelope to be established and for new trees and other planting to increase biodiversity</p> <p>None of the sites contain listed buildings or are known to be of archaeological importance.</p>

	<p>The following information was provided for this specific site –</p> <p>Logical expansion of village to the west following linear settlement pattern</p> <p>Access can be secured to existing road network (Comberton Rd)</p> <p>Existing village services are in easy access to the site</p> <p>Size of site means meets long term housing /employment /community facility requirements for village – further exploration of land uses and facilities sought is needed</p> <p>Size of site enables additional community facilities to be viable.</p>
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 6.79ha)
Site capacity	204 dwellings
Density	30dph

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?	Single ownership
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> • The promoter indicates that the site is not available immediately because the land currently forms part of a working farm. • The promoter indicates that the site could become available 2016-21

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2016-21
Are there any market factors that would significantly affect deliverability?	-
Are there any cost factors that would significantly affect deliverability?	-
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Barton
Site name / address	Land to west of Cambridge Road and south of New Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 100 dwellings with potential for employment, retail, community uses commercial uses and public open space.
Site area (hectares)	6.66ha
Site Number	225
Site description & context	The site is on the edge of Barton to the west of Cambridge Road. To the south west; north west and east of the site is residential. To the west is a field that includes an area of hard standing for use as a car park. Beyond this is the Burwash Manor Farm retail development. To the north and south are fields that are part of the open countryside. The site is a large arable field enclosed by hedgerows.
Current or last use of the site	Farmland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	Planning application for erection of dwelling houses was refused in 1956 (C/0495/56/)
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have an adverse impact on Green Belt purposes and functions. Barton is one of the inner necklace villages identified in the Cambridge Green Belt Study 2002, which play an important role in the immediate setting of the City. This study highlights the importance of the rural landscape, which separates inner necklace villages from each other and Cambridge. On Drawing 1641LP/07 the separation between the eastern edge of Barton and the western side of Granchester is identified as open countryside separating inner necklace villages.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Minerals and Waste LDF designations – Northern edge of site is within mineral safeguarding area for sand and gravel.
Tier 1 conclusion:	<p>The site is on the edge of Barton to the west of Cambridge Road. To the south west; north west and east of the site is residential. To the west is a field with the Burwash Manor Farm retail development beyond. To the north and south are fields.</p> <p>The site is a large arable field enclosed by hedgerows. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the Barton Conservation Area is some 70 metres to the west of the site • Listed Buildings – 61 High Street (Old Farmhouse) is a grade II listed building adjoining the south west corner of the site; Manor Farmhouse is a grade II* building to the west of the site (188metres distance) and the farmhouse granary is grade 2 (194 metres distance) • Non-statutory archaeological site – Crop marks show a possible enclosure or moated site. There is also evidence for Iron Age, Roman and Saxon features in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Important Countryside Frontage - To the west of the site along Comberton Road there is an ICF on the south side of the road looking southwards (80 metres distance) • Biodiversity features - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Adjacent to former sewerage works. Requires assessment. Can be conditioned. • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues - The East of the site is bounded by the busy Cambridge Road / A603. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of

	<p>residential premises. Therefore no objection in principle.</p> <ul style="list-style-type: none"> Utility services (e.g. pylons) – Telephone lines cross the middle of the site from west to east with pylons within hedgerow at edge of site.
Townscape and landscape impact?	<p>Barton is included as one of the Western Clayland Villages in the South Cambridgeshire Village Capacity Study (SCVCS) 1998. The village is essentially linear with housing extending out along the approach roads. The characteristic in depth remains despite some post-war estate development. Due to the irregular shape of this linear village, open countryside penetrates right into the built-up area, giving a rural character.</p> <p>The site is located between two parts of the village one that consists of a post war housing estate east of Cambridge Road and one part to the west which is a mixture of historic and older housing. The hedgerow alongside the Cambridge Road is tall and well established and does limited views across the site from the houses on the east side of the road. This part of the village is somewhat disconnected from the main part of the village since there is an additional screen of trees on the east side of Cambridge Road between the road and the housing.</p> <p>The site is a large field that is part of the open countryside to the north east of Barton. The hedgerow along the northern boundary is low in height so that from the road there are open views both to the south across the site and northwards across the flat fields on the opposite side of Comberton Road. The distant views across the flat countryside are towards hedgerows with trees.</p> <p>The main part of the village to the west can only be glimpsed through a screen of trees and hedges. The fields adjoining Burwash Manor Farm separate the site from the built form of the village. Approaching the village along Comberton Road the first site of houses are on the opposite side of the road and consist of large properties set back from the road with mature gardens fronting the road.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>A junction located on to New Road B1046 would be acceptable to the Highway Authority but not Cambridge Road A603.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> Electricity - Not supportable from existing network. Significant reinforcement and new network required Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Eversden Reservoir, within

	<p>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 insufficient spare capacity within Eversden Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – no supply • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided.
School capacity?	<p>Barton has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Barton taking account of planned development in Barton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery (1.63miles) – No capacity Newnham Surgery (2.5miles) – Limited capacity – no plans for expansion Trumpington Surgery (2.58miles) – Limited for Southern Fringe growth – Will move to new premises</p>
Any other issues?	<p>The promoter has provided the following additional information about four sites that had been submitted for Barton –</p> <p>They are on the edge of the village and therefore relate to the existing settlement pattern None of the sites are in a flood risk area Development in the village will assist in securing the long term future of the existing facilities such as the school, post office and public houses</p>

	<p>They are of a sufficient size to allow for a mix of private and affordable housing provision with the larger two sites having potential for wider mixed uses.</p> <p>There are no known protected species within the sites.</p> <p>The development of the sites would allow for a new and long term village envelope to be established and for new trees and other planting to increase biodiversity</p> <p>None of the sites contain listed buildings or are known to be of archaeological importance.</p> <p>The following information was provided for this specific site –</p> <p>Favoured by the Parish Council as it helps unify the village by relating to the existing development on the opposite side of the A603.</p> <p>Well located to Burwash Manor to link into the ecological enhancement and green energy technology being developed here include wildlife walks , electric car stations , green power etc.</p> <p>Well placed on the transport network for road and cycle path links (including bus routes) – the assumption is the access to the site would be via New Road.</p> <p>The site is large enough to accommodate a mixed use development with the potential for employment uses in addition to housing echoing the existing development to the A603. There is also potential for community and outdoor recreation provision.</p> <p>Opportunity to link into existing footpath network giving safe access to centre of village to community facilities, school, shops etc.</p> <p>Logical site for expansion of the village reflecting the development of the late C20 to the northern side of New Road</p> <p>Size of site means meets long term housing/ employment/ community facility requirements for village – further exploration of land uses and facilities sought is needed</p> <p>Size of site enables additional community facilities to be viable.</p>
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 5ha)
Site capacity	150 dwellings
Density	30dph

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?	Single landowner
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> The promoter indicates that the site is not available immediately because the land currently forms part of working farm. The promoter indicates that the site could become available 2021-2026

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2021-2026
Are there any market factors that would significantly affect deliverability?	-
Are there any cost factors that would significantly affect deliverability?	-
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those</p>

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

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