

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

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

Index of Barrington Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 012	Land between 12 & 22 Shepreth Road, Barrington	11 dwellings	1372
Site 215	Land north of Glebe Road, Barrington	117 dwellings	1380
Site 272	Hillside Farm Buildings, Orwell Road, Barrington	13 dwellings	1387

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Barrington
Site name / address	Land between 12 & 22 Shepreth Road, Barrington
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)	0.38 ha.
Site Number	012
Site description & context	The site lies to the north of Shepreth Road on the western edge of Barrington. The site adjoins residential development to the east and south, and isolated properties in large grounds to the west. A large agricultural field adjoins the site to the north. The site comprises a small area of woodland.
Current or last use of the site	Woodland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LP2004 Inspector - I note that the previous Local Plan Inspector concluded that the site marked the point at which the village to the east gave way to much more dispersed buildings in the countryside. Despite the recent construction of some 'exceptions' affordable housing on the opposite side of the road, I consider that the earlier assessment continues to be relevant.</p> <p>LP1993 Inspector – Although there are some residential properties along Shepreth Road to the west of Old Mill Close, I consider there is a distinct change in character at the western edge of that</p>

	<p>development, where the built up area gives way to the more dispersed buildings of the countryside. The position of the Village Framework at this point acknowledges this change, and I consider that it is appropriately defined. The allocation of this land and/or the extension of the Framework westwards would result in a linking between, and consolidation of, existing development and thereby extend the built up area into the countryside, to the detriment of its character.</p> <p>There have been several attempts to gain planning permission for various scales of residential development on the site, which have all been refused.</p> <p>The most recent (S/0190/89/O) went to appeal and the Inspector reported: "In my opinion the development would consolidate the small amount of sporadic development outside the village and in so doing it would weaken the relatively clear dividing line between village and countryside. I conclude that it would unacceptably detract from the character of the village and the aims of national and local policies to conserve the countryside, which, hereabouts, is defined as an area of 'Best Landscape' within the county."</p> <p>An earlier appeal (S/1720/76/F) for 3 dwellings was also dismissed: "Development of the type proposed would progressively detract from the open and rural appearance and character of the area. The surroundings are rural and a tranquil atmosphere prevails over the open and wooded attractive countryside which contains few isolated dwellings, farmsteads and agricultural buildings. I do not hold the view that village buildings should terminate at the same point on either side of its approach roads, but rather that much of the traditional charm of such settlements is derived from a more haphazard and less formal arrangement of buildings and open land much as exists in this place. Furthermore, I consider that the existing compact development next to the north-east boundary of the land already provides a well defined stop line to development to the north east side of Shepreth Road at this end of the village and, as the appeal site is beyond this point, I conclude that it is outside the built up limits of the village. I believe the appeal site field is seen as part of the attractive open and wooded undulating countryside which provides a pleasant rural backcloth to the existing buildings at this end of the village, particularly when viewed from the road to the south west where it is bounded on both sides by countryside containing a few isolated houses, farmsteads and agricultural buildings. The appeal site field and countryside beyond are clearly seen from the open road frontage immediately to the south west. I do not doubt therefore, that although in my opinion the design of the proposed development is well conceived, any houses erected on the appeal site would be seen to intrude upon the present attractive open aspect and so adversely affect the appearance and character of the area of</p>
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	<p>which the appeal site forms a part.”</p> <p>Various other applications (S/1793/88/O, S/0972/85/O, S/0815/82/O, S/1135/79/O, S/1219/78/O, S/1369/75/F, SC/0684/72/O and SC/0511/71/) have been refused for the following reasons:</p> <ul style="list-style-type: none"> - The proposal, if approved, would result in an undesirable consolidation of ribbon development outside the built up framework of the settlement - Development of the type proposed would progressively detract from the open and rural appearance and character of the area and set a precedent for further similar encroachment beyond the existing built up framework of the settlement. - The development, if permitted, would be too large an extension to the village and would adversely change its character. - The development would increase the concentration of traffic in the vicinity of the site which would cause additional danger to users of the Highway and prejudice the amenity enjoyed by neighbouring residents.
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 woodland site lies to the north of Shepreth Road on the western edge of Barrington 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 Barrington Conservation Area lies 97m to the east. • Listed Buildings – Grade II Listed nos 1, 3, 7 and 14 Orwell Road and a cluster of buildings at 43 West Green, Shepreth Road lie approximately 145 - 160m to the east. • Non-statutory archaeological site - There is extensive evidence for Saxon activity in the vicinity, including cemeteries. Further information would be necessary in advance of any planning application for this site. <p>The site forms an important part of the setting of several Grade II Listed Buildings and the Conservation Area but with careful design it should be possible to mitigate any impact on the wider historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – footpaths 575m to the north east, 740m to the north and 805m to the east. • Biodiversity features - Greatest impact likely to be upon woodland and hedgerow habitats and species as development of a relatively small plot would result in significant local change. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2 <p>This small site is important for biodiversity and it is unlikely impacts on the natural environment could be appropriately mitigated.</p>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Close to old quarry site. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements. • Utility services (e.g. pylons) – telecom lines run along the Shepreth Road frontage.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Barrington as lying 7 miles south west of Cambridge, with one of the largest village greens in the country. This huge oval open space is in the centre of this linear settlement, with continuous frontage housing, with many properties with substantial gardens. Part of this green was built on in the 17th century. The River Cam flows to the south of the village, forming a soft wooded setting. Also between the river and the village are enclosed fields and paddocks with mature hedgerows. The northern edge abuts open fields, but again has well defined hedgerow boundaries. There is some newer housing in depth at the</p>

	<p>eastern end of the village, but the predominant linear form is retained. The dwellings range from brick farmhouses to timber framed and thatched cottages. The village church is at the eastern end, in a wooded setting.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Barrington. Development of this site has previously been adjudged by independent planning inspectors to be harmful to the open and rural appearance and character of this part of the village. The site promoter claims the character of the area has changed since these applications were made, however this small amount of development has not altered what is still a rural character.</p>
Can any issues be mitigated?	<p>No. Significant natural environment, townscape and landscape impacts on this sensitive part of the village. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and the Conservation Area, and would have a detrimental impact on biodiversity which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.</p>

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the Strategic Road Network.</p> <p>A junction located on to Shepreth Road 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 CWC Heydon Distribution Zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Heydon 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 – Barrington has no gas supply. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Barrington has one Primary School with a PAN of 20 and school capacity of 140, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a neither a surplus of 8 primary places in Barrington taking account of planned development in Barrington, and a deficit of 41 secondary places at Melbourn VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for one early years place 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?	There is no doctors surgery in Barrington. The nearest surgeries are in Harston, Comberton and Melbourn, with no spare capacity for growth.
Any other issues?	<p>The promoter provides the following supporting information:</p> <p>The site has been the subject of previous planning applications, the last one being ref S\0190\89. The refusal was based on the effect on appearance and character of Barrington and the immediate countryside. The character of this end of Barrington has significantly changed since 1989 with the Primes Close development opposite and the redevelopment of no. 22 Shepreth Road. The reasons for refusal should now no longer apply. The site is outside of the nearby Barrington Pit SSSI.</p>
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (0.38 ha if unconstrained)
Site capacity	11 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?	The site is promoted by a 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 in the site from a developer.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability

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

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

Site Assessment Conclusion
Site with 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	Barrington
Site name / address	Land north of Glebe Road, Barrington
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 public open space and allotments
Site area (hectares)	5.2 ha.
Site Number	215
Site description & context	The site lies to the north of Glebe Road and east of Bendyshe Way on the eastern edge of Barrington. The site adjoins residential development to the west, south and approximately half of the eastern boundaries. To the north and east lies open agricultural land. The site comprises an agricultural field, enclosed on all sides by hedgerow, although it is very visible from higher land in the surrounding rolling countryside, particularly to the north.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LDF Objection Site 5 (2006) LP2004 Inspector - I find no reason to support development on this scale on the present fringes of Barrington. Moreover, this eastern edge of the village lies within the Green Belt and in my view there are no exceptional circumstances to warrant removal of that protection.
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>This agricultural site lies to the north of Glebe Road and east of Bendyshe Way on the eastern edge of Barrington within the Green Belt. The site falls within an area where development would have a some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents 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 Barrington Conservation Area lies 255m to the west. • Listed Buildings – Cluster of Grade II Listed Buildings at Rectory Farm approximately 310m to the west. • Non-statutory archaeological site - Extensive cropmarks to the north and west indicate the location of settlement and agriculture of prehistoric date. 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 but with careful design it should be possible to mitigate any impact on the wider historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – footpath 70m to the south east. • Biodiversity features - Greatest impact would result from general loss of farmland. • 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>
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Adjacent to industrial/commercial. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Barrington as lying 7 miles south west of Cambridge, with one of the largest village greens in the country. This huge oval open space is in the centre of this linear settlement, with continuous frontage housing, with many properties with substantial gardens. Part of this green was built on in the 17th century. The River Cam flows to the south of the village, forming a soft wooded setting. Also between the river and the village are enclosed fields and paddocks with mature hedgerows. The northern edge abuts open fields, but again has well defined hedgerow boundaries. There is some newer housing in depth at the eastern end of the village, but the predominant linear form is retained. The dwellings range from brick farmhouses to timber framed and thatched cottages. The village church is at the eastern end, in a wooded setting.</p> <p>Development of this site would have a significant adverse effect on</p>

	the landscape and townscape setting of Barrington. The site is situated in an area of gently rolling landscape and is very visible from the surrounding higher land. Development in this location will form a large area of backland development out of keeping with the predominantly linear character of Barrington, harmful to the rural character of the village.
Can any issues be mitigated?	No. Significant townscape and landscape impacts. Development would very visible from the surrounding higher land, which it would not be possible to mitigate. 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 Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the Strategic Road Network.</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 CWC Heydon Distribution Zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Heydon 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 - Barrington has no gas supply. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.

School capacity?	<p>Barrington has one Primary School with a PAN of 20 and school capacity of 140, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a neither a surplus of 8 primary places in Barrington taking account of planned development in Barrington, and a deficit of 41 secondary places at Melbourn VC 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 a small number of 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 provision of new schools.</p>
Health facilities capacity?	There is no doctors surgery in Barrington. The nearest surgeries are in Harston, Comberton and Melbourn, with no spare capacity for growth.
Any other issues?	
Can issues be mitigated?	<p>No. It is not possible to provide safe highway access to the site.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (3.90 ha if unconstrained)
Site capacity	117 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?	The site is promoted by a 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 in the site from a developer.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite</p>

	<p>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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Barrington
Site name / address	Hillside Farm Buildings, Orwell Road, Barrington
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 10 dwellings
Site area (hectares)	0.49 ha.
Site Number	272
Site description & context	The site lies to the east of Orwell Road on the north western side of Barrington. The site adjoins residential development to the south and west. To the north and east lies open agricultural land. The site largely comprises a farm complex with various single story buildings and hard standing, together with a small area of grassland on the southern side with a disused access. The site lies at the edge of a large agricultural field and is partly screened from the road by a section of tall hedgerow, but is completely open to the surrounding landscape and is therefore very exposed and visible.
Current or last use of the site	Farm
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LP2004 Inspector considered land to the rear of Hillside Farm - Although the objection site may not be actively managed there is nothing to suggest that it is previously developed land. The land is at the extremity of the village and in my view there are no special features marking it out as appropriate for inclusion in the village framework.

	Land to the rear of the site has planning approval for the change of use to horse grazing, horse livery, erection of stables, barn, horse exerciser and access driveway (located to the north of the site) (S/0453/10/F).
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 agricultural site lies to the east of Orwell Road on the north western side of Barrington 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 Barrington Conservation Area lies 112m to the south. • Listed Buildings - Grade II Listed nos 1, 3, 7 and 14 Orwell Road and a cluster of buildings at 43 West Green, Shepreth Road lie approximately 29 - 230m to the south. • Non-statutory archaeological site - There is extensive evidence for Saxon activity in the vicinity, including cemeteries. Further information would be necessary in advance of any planning application for this site. <p>The site forms an important part of the setting of several Grade II Listed Buildings and the Conservation Area but with careful design it should be possible to mitigate any impact on the wider historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – footpaths 480m to the north west, and 350m and 690m to the east. • Biodiversity features - Greatest impact would result from general loss of farmland. • Agricultural land of high grade (i.e. Agricultural Land

SHLAA (August 2013) Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites
Group Village

	<p>Classification Grade 1, 2, 3a) – Grade 2</p> <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"> • Land contamination - Current agricultural/commercial use. A contaminated Land Assessment will be required as a condition of any planning application. • Noise issues - Possible net improvement in noise climate due to removal of Hillside farms. • Utility services (e.g. pylons) - Telecom lines run along the Orwell Road frontage.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Barrington as lying 7 miles south west of Cambridge, with one of the largest village greens in the country. This huge oval open space is in the centre of this linear settlement, with continuous frontage housing, with many properties with substantial gardens. Part of this green was built on in the 17th century. The River Cam flows to the south of the village, forming a soft wooded setting. Also between the river and the village are enclosed fields and paddocks with mature hedgerows. The northern edge abuts open fields, but again has well defined hedgerow boundaries. There is some newer housing in depth at the eastern end of the village, but the predominant linear form is retained. The dwellings range from brick farmhouses to timber framed and thatched cottages. The village church is at the eastern end, in a wooded setting.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Barrington. The site is very prominent and exposed to the surrounding countryside, making it very visible from the approach from the north. The existing farm buildings are rural in character and located in an area where there is a soft edge to the village, with plenty of trees and hedgerow. Residential development on this site will create a harsh gateway to the village and have a detrimental impact on the open and rural character of this approach to the village.</p>
Can any issues be mitigated?	<p>No. Significant townscape and landscape impacts. Development would very visible the northern approach to the village, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.</p>

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional</p>

	<p>pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the Strategic Road Network.</p> <p>A junction located on Orwell Road 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 CWC Heydon Distribution Zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Heydon 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 - Barrington has no gas supply. • Mains sewerage - There is sufficient capacity at the WWTW to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Barrington has one Primary School with a PAN of 20 and school capacity of 140, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a neither a surplus of 8 primary places in Barrington taking account of planned development in Barrington, and a deficit of 41 secondary places at Melbourn VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for one early years place 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?	There is no doctors surgery in Barrington. The nearest surgeries are in Harston, Comberton and Melbourn, with no spare capacity for growth.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.44 ha if unconstrained)
Site capacity	13 dwellings
Density	30 dph

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

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

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16

Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

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