

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

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

**Index of Highfields Caldecote Site Assessment  
Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 010	Rear of 104 West Drive, Highfields Caldecote	50 dwellings	1440
Site 011	Rear of 10 West Drive, Highfields Caldecote	18 dwellings	1448
Site 052	72 and 64A West Drive, Highfields Caldecote	107 dwellings	1456
Site 056	Land west of Strympole Way, Highfields Caldecote	173 dwellings	1464
Site 243	Land west of Highfields Road & West Drive, Highfields Caldecote	356 dwellings	1471
Site 247	Land west of Highfields Road, Highfields Caldecote	189 dwellings	1478
Site 277	Land to the rear of 48 - 56 West Drive, Highfields, Caldecote	34 dwellings	1485

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Highfields Caldecote
<b>Site name / address</b>	Rear of 104 West Drive, Highfields Caldecote
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	10+ dwellings
<b>Site area (hectares)</b>	3.25 ha
<b>Site Number</b>	010
<b>Site description &amp; context</b>	<p>The site is located on the western edge of Caldecote and adjoins woodland and the village recreation ground to the west and south, and existing residential development to the north and east.</p> <p>The site is a grassed field with some standing agricultural buildings and hardstandings for demolished buildings. The site is enclosed by low fences, hedges / trees and woodland. A strip along the western edge of the site is heavily wooded.</p>
<b>Current or last use of the site</b>	The site is vacant but was previously part of a pig farm that ceased trading in 2002.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated for a non-residential use in the current development plan?</b>	No.
<b>Planning history</b>	<p>The site was proposed for residential development through the Local Development Framework (Objection Site 13, June 2006). The Council rejected the site as its development would result in the western expansion of this relatively linear village, reducing the distance between the village and Cambourne.</p> <p>The Inspector examining the Local Plan 2004 noted that the village has a primary school but otherwise facilities in the village were</p>

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

	<p>minimal and it had the character of an isolated area of suburban development located in the countryside. He concluded that there was not a strong case for allocating the site for residential development due to his conclusions on the sustainability of Caldecote and also that development in this area would increase the pressure on the extensive area of low density residential backland development to the north of the site.</p> <p>The Inspector examining the Local Plan 1993 concluded that although there would be some benefit from the elimination of smells from the site, this does not outweigh the planning objectives of restricting growth in this direction. Development of the site would result in consolidation of the built-up area westwards into the countryside.</p> <p>S/0109/89 (residential development) – planning permission was refused in June 1989 as a satisfactory access to the public highway cannot be provided, the proposal would result in the overloading of the Bourn Sewage Treatment Works, and the application does not provide for surface water discharge to a suitable watercourse.</p>
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No.
<b>Tier 1 conclusion:</b>	The site is a grassed field with some standing agricultural buildings and hardstandings for demolished buildings located on the western edge of Caldecote. The site adjoins woodland and the village recreation ground to the west and south, and existing residential development to the north and east. No strategic considerations have been identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes.

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site – archaeological investigations in the vicinity have revealed extensive evidence for Iron Age and Roman settlement and agriculture. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• County Wildlife Site – the site is less than 25m from the Bucket Hill Plantation which supports significant numbers of grassland indicator species.</li> <li>• Tree Preservation Orders – the site adjoins woodland largely protected by Tree Preservation Orders. A significant boundary around the site should be retained using current best practice and guidance unless detailed tree surveys prove otherwise.</li> <li>• Biodiversity features - great crested newts and badgers are known to be in the area. Clayland 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 as 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.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination – the site is military and agricultural land and therefore would require assessment. This can be dealt with by condition.</li> <li>• Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise issues – some possible noise from Bourn Airfield but low level and unlikely to be problematic so as to preclude development. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.</li> <li>• Flooding and drainage issues – surface water drainage problems are likely due to the high water table and impermeable nature of the bolder clay in this area. Disposal of surface water drainage will be difficult as there are no suitable drains in the immediate locality and the award drain along Main Street/Highfields Road is at capacity. The adjacent recreation ground currently</li> </ul>

	<p>experiences surface water flooding. The solution to surface water drainage is likely to involve laying a new drain along West Drive for a distance of at least 300 metres and this may not be acceptable if the site lies outside the award drain catchment. Soakaways are unlikely to function satisfactory.</p>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area. All nearby development has been built over recent years and is of a suburban nature. The land falls away to the south so development of this site would be visible from views from this orientation.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part – it should be possible to partly mitigate any noise issues and impacts on the County Wildlife Site and protected trees through careful design. There are no suitable surface water drainage facilities; however this could be addressed through the provision of a new drain.</p>

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

	<p>will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisle, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>The highways authority would like to highlight that there is no direct link to the public adoptable highway from this site. The site can be physically accessed from Grafton Drive, via the existing residential development. The landowner has stated that there are no legal constraints to prevent access to the public highway.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on the existing electricity network.</li> <li>• Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – National Grid do not provide a gas supply for Caldecote.</li> <li>• Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site. The SCDC Environmental Health Team have advised that the WwTW within the village area is subject to regular breakdowns and the Parish Council have been complaining for many years about regular breakdowns although Anglian Water do not recognise there is a problem.</li> </ul>
<b>Drainage measures?</b>	No Flood Risk Assessment has been provided.
<b>School capacity?</b>	Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County

	<p>Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 10+ dwellings could generate a need for early years places, a maximum of 4 primary school places and 3 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Comberton Village College and/or the provision of a new school.</p>
<b>Health facilities capacity?</b>	<p>There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.</p> <p>Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.</p>
<b>Any other issues?</b>	N/A
<b>Can issues be mitigated?</b>	In part – through improvements and upgrades to schools and major utilities.
<b>Does the site warrant further assessment?</b>	No.

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 1.66 ha)
<b>Site capacity</b>	50 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	The site is owned by Grafton Pig Farms Ltd.
<b>Legal constraints?</b>	There are no known legal constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed however there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site in 2011-16 or 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no market factors that could affect the delivery of the site.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
<b>Could issues identified be overcome?</b>	No issues identified.
<b>Economic viability?</b>	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still</p>

	<p>delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>
--	---

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Highfields Caldecote
<b>Site name / address</b>	Rear of 10 West Drive, Highfields Caldecote
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	10+ dwellings
<b>Site area (hectares)</b>	0.81 ha
<b>Site Number</b>	011
<b>Site description &amp; context</b>	<p>The site is located on the western edge of Caldecote and adjoins existing residential development to the south and east, and Bourn Airfield to the north and west.</p> <p>The site is largely hardstandings for demolished agricultural buildings and a grassed area. The site is enclosed by hedges / trees and woodland. A strip along the western edge of the site is heavily wooded.</p>
<b>Current or last use of the site</b>	The site is vacant but was previously part of a pig farm that ceased trading in 2002.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated for a non-residential use in the current development plan?</b>	No.
<b>Planning history</b>	<p>The site was proposed for residential development through the Local Development Framework (Objection Site 12, June 2006). The Council rejected the site as its development would create an extension into the open countryside and would also create a precedent of building in the agricultural backland of the village.</p> <p>The Inspector examining the Local Plan 2004 noted that the village</p>

	<p>has a primary school but otherwise facilities in the village were minimal and it had the character of an isolated area of suburban development located in the countryside. He concluded that there was not a strong case for allocating the site for residential development due to his conclusions on the sustainability of Caldecote and also that development in this area would increase the pressure on the extensive area of low density residential backland development to the south of the site.</p> <p>The Inspector examining the Local Plan 1993 concluded that although the agricultural buildings on the site were not especially attractive, neither were they incongruous in the rural scene, and that residential redevelopment would not only extend the built-up part of the village into a prominent area of countryside but would also bring dwellings substantially closer to the Bourn Airfield industrial site.</p>
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No.
<b>Tier 1 conclusion:</b>	The site is largely agricultural hardstandings for demolished buildings located on the western edge of Caldecote. The site adjoins Bourn Airfield to the north and west, and existing residential development to the south and east. No strategic considerations have been identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes.

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site – evidence for Roman settlement is known to the north and Iron Age settlement to the south. There is also evidence for organised Roman horticulture in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul>

<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – the site adjoins woodland largely protected by Tree Preservation Orders. A significant boundary around the site should be retained using current best practice and guidance unless detailed tree surveys prove otherwise.</li> <li>• 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 as 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.</li> <li>• Agricultural land of high grade – the site is grade 2 agricultural land.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – the site is adjacent to current industrial / commercial use and therefore would require assessment. This can be dealt with by condition.</li> <li>• Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise issues – the site adjoins an industrial estate on Bourn Airfield which includes industrial and warehouse type uses. SCDC Environmental Health Team has had to take enforcement action in the past due to statutory noise and odour nuisances caused to existing residential premises. Development of this site would bring sensitive premises closer to the industrial and warehouse units. These are unlikely to be considered compatible uses. Noise from activities and vehicular movements are material considerations with a significant negative impact potential in terms of health and well being and cause a poor quality living environment and possible noise nuisance. Current noise has not been quantified. If noise is an issue it is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required offsite but there is uncertainty as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Any detrimental economic impact on existing businesses should also be considered prior to allocation. Environmental Health currently object to this site and before any</li> </ul>

	<p>consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed by undertaking noise impact / risk assessments and consideration is given to possible on or offsite mitigation in accordance with PPG 24 and associated guidance and viability.</p> <ul style="list-style-type: none"> <li>• Flooding and drainage issues – surface water drainage problems are likely due to the high water table and impermeable nature of the bolder clay in this area. Disposal of surface water drainage will be difficult as there are no suitable drains in the immediate locality and the award drain along Main Street/Highfields Road is at capacity. The adjacent recreation ground currently experiences surface water flooding. The solution to surface water drainage is likely to involve laying a new drain along West Drive for a distance of at least 300 metres and this may not be acceptable if the site lies outside the award drain catchment. Soakaways are unlikely to function satisfactory.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide a strong visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area. All nearby development has been built over recent years and is of a suburban nature. If the site were to be developed this would be impact on the character of the surrounding countryside.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part – it should be possible to partly mitigate any noise issues through careful design. There are no suitable surface water drainage facilities; however this could be addressed through the provision of a new drain.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of</p>

	<p>the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway. The site can be physically accessed from The Willows, via the existing residential development.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on the existing electricity network.</li> <li>• Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – National Grid do not provide a gas supply for Caldecote.</li> <li>• Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site. The SCDC Environmental Health Team have advised that the WwTW within the village area is subject to regular breakdowns and the Parish Council have been</li> </ul>

	complaining for many years about regular breakdowns although Anglian Water do not recognise there is a problem.
<b>Drainage measures?</b>	No Flood Risk Assessment has been provided.
<b>School capacity?</b>	<p>Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 10+ dwellings could generate a need for early years places, a maximum of 4 primary school places and 3 secondary school places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Comberton Village College and/or the provision of a new school.</p>
<b>Health facilities capacity?</b>	<p>There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.</p> <p>Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.</p>
<b>Any other issues?</b>	N/A
<b>Can issues be mitigated?</b>	In part – through improvements and upgrades to schools and major utilities.
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

**Capacity**

<b>Developable area</b>	None (area if unconstrained 0.60 ha)
<b>Site capacity</b>	18 dwellings
<b>Density</b>	30 dph

**Potential Suitability**

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

**Availability**

<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	The site is owned by Grafton Pig Farms Ltd.
<b>Legal constraints?</b>	There are no known legal constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed, however there is interest in the site from a developer.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

**Achievability**

<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site in 2011-16 or 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no market factors that could affect the delivery of the site.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no cost factors that could affect the delivery of the site.

<b>Could issues identified be overcome?</b>	No issues identified.
<b>Economic viability?</b>	<p>Viability Category 4 Least viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Highfields Caldecote
<b>Site name / address</b>	72 and 64A West Drive, Highfields Caldecote
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	100 dwellings
<b>Site area (hectares)</b>	4.74
<b>Site Number</b>	052
<b>Site description &amp; context</b>	<p>The site is located on the western edge of Caldecote and adjoins residential properties and gardens to the north, east and south, and woodland and Bourn Airfield to the west.</p> <p>The site is a dwelling and smallholding, with associated outbuildings. The smallholding use ceased in 1999. The site is largely enclosed by hedges / trees and woodland.</p>
<b>Current or last use of the site</b>	The site is a former smallholding, including a residential property.
<b>Is the site Previously Developed Land?</b>	Partly.
<b>Allocated for a non-residential use in the current development plan?</b>	No.
<b>Planning history</b>	The site was proposed for residential development through the Local Development Framework and was considered at the Site Specific Policies DPD examination as part of Main Matter 7. The Council rejected the site as it would create an inappropriate form of development, resulting in backland development on the edge of a compact and linear village, and it would have a significant impact on the landscape in this area, resulting in an extremely prominent extension to the village into open countryside west of the village.

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

	<p>The Inspector examining the Local Plan 1993 concluded that apart from a scattering of buildings to the west of the built up area of the village, the area is within the open countryside between the village and the industrial site at Bourn Airfield. To ensure that this area remains open, it should remain outside the village framework.</p> <p>S/2337/06/LDC (certificate of lawful use as a dwelling for 64a West Drive) – the application was refused on the grounds of lack of evidence.</p> <p>S/0558/06 (house following demolition of existing building) – planning permission was refused in May 2006 as the proposed development would represent a sporadic form of development in the countryside to the detriment of the appearance of the countryside.</p>
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No.
<b>Tier 1 conclusion:</b>	The site is a dwelling and smallholding, with associated outbuildings located on the western edge of Caldecote. The site adjoins residential properties and gardens to the north, east and south, and woodland and Bourn Airfield to the west. No strategic considerations have been identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes.

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site – archaeological investigations to the east have revealed evidence for Iron Age and Roman activity, including evidence for organised Roman horticulture. Further information would be necessary in advance of any planning application for this site.</li> </ul>

<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• County Wildlife Site – the site is approximately 260 metres north east of the Bucket Hill Plantation which supports significant numbers of grassland indicator species.</li> <li>• Tree Preservation Orders – the site adjoins woodland largely protected by Tree Preservation Orders, which will need to be considered in any development.</li> <li>• 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 as 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.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – the site is military and agricultural land and therefore would require assessment. This can be dealt with by condition.</li> <li>• Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise issues – the site adjoins an industrial estate on Bourn Airfield which includes industrial and warehouse type uses. SCDC Environmental Health Team has had to take enforcement action in the past due to statutory noise and odour nuisances caused to existing residential premises. Development of this site would bring sensitive premises closer to the industrial and warehouse units. These are unlikely to be considered compatible uses. Noise from activities and vehicular movements are material considerations with a significant negative impact potential in terms of health and well being and cause a poor quality living environment and possible noise nuisance. Current noise has not been quantified. If noise is an issue it is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required offsite but there is uncertainty as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Any detrimental economic impact on existing businesses should also be considered prior to allocation. Environmental Health currently</li> </ul>

	<p>object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed by undertaking noise impact / risk assessments and consideration is given to possible on or offsite mitigation in accordance with PPG 24 and associated guidance and viability.</p> <ul style="list-style-type: none"> <li>• Flooding and drainage issues – surface water drainage problems are likely due to the high water table and impermeable nature of the bolder clay in this area. Disposal of surface water drainage will be difficult as there are no suitable drains in the immediate locality and the award drain along Main Street/Highfields Road is at capacity. The adjacent recreation ground currently experiences surface water flooding. The solution to surface water drainage is likely to involve laying a new drain along West Drive for a distance of at least 300 metres and this may not be acceptable if the site lies outside the award drain catchment. Soakaways are unlikely to function satisfactory.</li> <li>• Utility services – the promoter has indicated that an overhead cable runs across part of the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide a strong visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps and from the access lanes to ‘backland’ development.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area. All nearby development has been built over recent years and is of a suburban nature. Development of the site would impact on the character of the surrounding countryside.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part – it should be possible to partly mitigate any noise issues through careful design. There are no suitable surface water drainage facilities; however this could be addressed through the provision of a new drain.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p>

	<p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>The Highway Authority has concerns in relation to the provision of suitable inter vehicle visibility splays for this site. The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on the existing electricity network.</li> <li>• Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – National Grid do not provide a gas supply for Caldecote.</li> <li>• Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of</li> </ul>

	protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.
<b>Drainage measures?</b>	No Flood Risk Assessment has been provided.
<b>School capacity?</b>	<p>Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places, a maximum of 35 primary school places and 25 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.</p> <p>Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.</p>
<b>Any other issues?</b>	N/A
<b>Can issues be mitigated?</b>	In part – through improvements and upgrades to schools and major utilities.
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 3.56 ha)
<b>Site capacity</b>	107 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No.
<b>Site ownership status?</b>	The site is owned by multiple landowners.
<b>Legal constraints?</b>	There are no known legal constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed, however there is interest from a developer.
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>• The promoter indicated that the site is not available immediately, as no plans have been drawn up for the site.</li> <li>• The promoter indicated that the site could become available in 2016-21.</li> </ul>

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicated that the first dwellings could be completed on site in 2016-21.
<b>Are there any market factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no market factors that could affect the delivery of the site.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
<b>Could issues identified be overcome?</b>	No issues identified.
<b>Economic viability?</b>	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p>

	<p>Having undertaken an assessment of this site the local planning authority have few concerns that that 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 scheme 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</p>
--	--

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Highfields Caldecote
<b>Site name / address</b>	Land west of Strympole Way, Highfields Caldecote
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	Residential development with employment, retail and outdoor recreation
<b>Site area (hectares)</b>	7.67 ha
<b>Site Number</b>	056
<b>Site description &amp; context</b>	<p>The site is located on the south-western edge of Caldecote and adjoins residential development to the east, the recreation ground and Bucket Hill Plantation to the north, and open fields to the south and west.</p> <p>The site is part of an agricultural field. The southern and eastern boundaries of the site are largely enclosed by hedges / trees.</p>
<b>Current or last use of the site</b>	The site is an agricultural field.
<b>Is the site Previously Developed Land?</b>	No.
<b>Allocated for a non-residential use in the current development plan?</b>	No.
<b>Planning history</b>	N/A
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>SSSI – the site is adjacent to Caldecote Meadows SSSI, which is a herb-rich grassland of calcareous loam type, holding plant communities which are of a nationally restricted distribution including salad burnet (<i>Sanguisorba minor</i>), quaking-grass (<i>Briza media</i>), dropwort (<i>Filipendula vulgaris</i>) and cowslip (<i>Primula veris</i>).</li> </ul>
<b>Tier 1 conclusion:</b>	The site is agricultural land on the south-western edge of Caldecote and adjoins residential development to the east, the recreation ground and Bucket Hill Plantation to the north, and open fields to the south and west. The site is adjacent to Caldecote Meadows SSSI, however no strategic considerations have been identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes.

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site – Iron Age, Roman and medieval remains are known in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders – the site adjoins woodland largely protected by Tree Preservation Orders. A boundary around the site should be retained using current best practice and guidance unless detailed tree surveys prove otherwise.</li> <li>Public Rights of Way – a bridleway runs along the southern boundary of the site and links Caldecote to Bourn.</li> <li>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 as 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</li> </ul>

	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.
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise issues – no obvious or apparent significant noise related issues, although possible noise impact from Bourn Airfield but low level and unlikely to be problematic, therefore no objection in principle. 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.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. The southern edge of the village is part of longer views across gently undulating farmland consisting of large arable fields with some well treed boundaries.</p> <p>Development of this site would have some adverse impact on the landscape of this area, as it would result in the encroachment of the built area into the open countryside. Development of this site would have limited impact on the townscape of this area as all nearby development has been built over recent years and is of a suburban nature.</p>
<b>Can any issues be mitigated?</b>	In part – it should be possible to partly mitigate the landscape impacts through careful design.

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

	<p>some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway. The site can be physically accessed from The Willows, via the existing residential development.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on the existing electricity network.</li> <li>• Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – National Grid do not provide a gas supply for Caldecote.</li> <li>• Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site. The SCDC Environmental Health Team have advised that the WwTW within the village area is subject to regular breakdowns and the Parish Council have been complaining for many years about regular breakdowns although Anglian Water do not recognise there is a problem.</li> </ul>
<b>Drainage measures?</b>	No Flood Risk Assessment has been provided.
<b>School capacity?</b>	Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County

	<p>Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site could generate a need for early years places, primary school places and secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.</p> <p>Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.</p>
<b>Any other issues?</b>	N/A
<b>Can issues be mitigated?</b>	In part – through improvements and upgrades to schools and major utilities.

<b>Does the site warrant further assessment?</b>	No
--	----

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 5.75 ha)
<b>Site capacity</b>	173 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes.
<b>Site ownership status?</b>	The site is owned by a single family.
<b>Legal constraints?</b>	There are no known legal constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed.
<b>When would the site be available for development?</b>	The promoter indicated that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicated that the first dwellings could be completed on site in 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no market factors that could affect the delivery of the site.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
<b>Could issues identified be overcome?</b>	No issues identified.
<b>Economic viability?</b>	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still</p>

	<p>delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>
--	---

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Highfields Caldecote
<b>Site name / address</b>	Land west of Highfields Road & West Drive, Highfields Caldecote
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	500 dwellings with public open space and potential for employment and community facilities
<b>Site area (hectares)</b>	23.7 ha
<b>Site Number</b>	243
<b>Site description &amp; context</b>	Arable fields and employment buildings to the south of the A428.
<b>Current or last use of the site</b>	Employment and agricultural
<b>Is the site Previously Developed Land?</b>	Part
<b>Allocated for a non-residential use in the current development plan?</b>	No.
<b>Planning history</b>	DC- 1988 and 1994. Site included in footprint of planning applications for new settlement of around 3,000 new homes. Refused as contrary to policy. Planning Policy – 2003. New settlement at Bourn Airfield rejected by Structure Plan Examination in Public Report.
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	None
<b>Tier 1 conclusion:</b>	Part arable, part employment site, to the south of the A428, not subject to strategic considerations which would make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site – evidence for Roman settlement is known to the north and Iron Age settlement to the south. There is also evidence for organised Roman horticulture in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders – trees with Tree Preservation Orders are present in the hedge lines throughout the site with significant woodland along the south eastern boundary. The trees are still present on the 2008 aerial photography and need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise.</li> <li>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 as 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</li> </ul>

	<p>show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade – grade 2 agricultural land.</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Current industrial/commercial use &amp; ex-military land. Requires assessment. Can be conditioned.</li> <li>• 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</li> <li>• Noise issues – Industrial - West of the site includes industrial estate on Bourn Airfield with medium to large sized industrial type units / uses including industrial and warehouse type uses . This service has had to take enforcement action in the past due to statutory noise and odour nuisances caused to existing residential premises. The proposal would bring sensitive premises closer if the industrial units were to remain. These are unlikely to be considered compatible uses. Noise from activities and vehicular movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. Current noise has not been quantified. If noise is an issue it is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</li> <li>• The North of the site is bounded by the busy A428. 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 – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing Roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises.</li> </ul>
<b>Townscape and landscape</b>	The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of

<b>impact?</b>	<p>enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide a strong visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps and from the access lanes to 'backland' development.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area which provides wide open views from the north to the existing village edge some distance to the south of the A428. Development would also add to the extent of urban development close to the southern boundary of the A428 which together with Cambourne would start to appear as a ribbon of development extending away from Cambridge. Loss of the wide open views cannot be effectively mitigated.</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>A junction located on Highfields Road would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on the existing electricity network.</li> <li>• Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – National Grid do not provide a gas supply for Caldecote.</li> <li>• Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The</li> </ul>

	<p>Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.</p>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 500 dwellings could generate a need for early years places, a maximum of 175 primary school places and 125 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	<p>There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.</p> <p>Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.</p>
<b>Any other issues?</b>	None identified
<b>Can issues be mitigated?</b>	Yes
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 11.85 ha)
<b>Site capacity</b>	356 dwellings
<b>Density</b>	30 dph
<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Landowners. Potential constraint as details of a second owner not given.
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	Site has not been marketed but there has been developer interest
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

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

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

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Highfields Caldecote
<b>Site name / address</b>	Land west of Highfields Road, Highfields Caldecote
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	250-300 dwellings with community uses and public open space
<b>Site area (hectares)</b>	12.58 ha
<b>Site Number</b>	247
<b>Site description &amp; context</b>	Open agricultural site to south of the A428 bounded by weak hedgerows.
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No.
<b>Planning history</b>	DC- 1988 and 1994. Site included in footprint of planning applications for new settlement of around 3,000 new homes. Refused as contrary to policy. Planning Policy – 2003. New settlement at Bourn Airfield rejected by Structure Plan Examination in Public Report.
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	None
<b>Tier 1 conclusion:</b>	Arable site to the south of the A428, not subject to strategic considerations which would make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site – evidence for Roman settlement is known to the north and Iron Age settlement to the south. There is also evidence for organised Roman horticulture in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – there are trees with Tree Preservation Orders present along the northern boundary and some trees present in this group are located on the northern edge of the existing access road. The trees will need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise.</li> <li>• 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 as 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</li> </ul>

	<p>show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade – grade 2 agricultural land.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination - Current industrial/commercial use &amp; ex-military land. Requires assessment. Can be conditioned.</li> <li>• 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</li> <li>• Noise issues – Industrial - West of the site is bounded by an Industrial estate on Bourn Airfield with medium to large sized industrial type units / uses including industrial and warehouse type uses . This service has had to take enforcement action in the past due to statutory noise and odour nuisances caused to existing residential premises. The proposal would bring sensitive premises closer if the industrial units were to remain. These are unlikely to be considered compatible uses. Noise from activities and vehicular movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. Current noise has not been quantified. If noise is an issue it is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</li> <li>• The North of the site is bounded by the busy A428. 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 – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing Roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises.</li> </ul>

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide a strong visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps and from the access lanes to 'backland' development.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area which provides wide open views from the north to the existing village edge some distance to the south of the A428. Development would also add to the extent of urban development close to the southern boundary of the A428 which together with Cambourne would start to appear as a ribbon of development extending away from Cambridge. Loss of the wide open views cannot be effectively mitigated.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In Part</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>A junction located on Highfields Road would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on the existing electricity network.</li> <li>• Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – National Grid do not provide a gas supply for Caldecote.</li> <li>• Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment</li> </ul>

	Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 300 dwellings could generate a need for early years places, a maximum of 105 primary school places and 75 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.`</p>
<b>Health facilities capacity?</b>	<p>There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.</p> <p>Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.</p>
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	Yes
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

**Capacity**

<b>Developable area</b>	None (area if unconstrained 6.29 ha)
<b>Site capacity</b>	189 dwellings
<b>Density</b>	30 dph

**Potential Suitability**

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

**Availability**

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Landowner, no known ownership constraints
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	The site has not been marketed but there is developer interest
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>• The promoter indicated that the site is available immediately.</li> <li>• The promoter indicated that the site could become available 2011-16</li> </ul>

**Achievability**

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

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

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Highfields Caldecote
<b>Site name / address</b>	Land to the rear of 48 - 56 West Drive, Highfields Caldecote
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary.
<b>Description of promoter's proposal</b>	80 dwellings
<b>Site area (hectares)</b>	2.62 ha
<b>Site Number</b>	277
<b>Site description &amp; context</b>	<p>The site is located on the western edge of Caldecote and adjoins residential properties and gardens to the east and south, woodland to the north and Bourn Airfield to the west.</p> <p>The site includes three dwellings and agricultural land / land used for horses with buildings / stables. The site is largely enclosed by hedges / trees and woodland.</p>
<b>Current or last use of the site</b>	The site is agricultural land / land used for horses, with three residential dwellings.
<b>Is the site Previously Developed Land?</b>	Partly.
<b>Allocated for a non-residential use in the current development plan?</b>	No.
<b>Planning history</b>	N/A
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No.
<b>Tier 1 conclusion:</b>	The site is agricultural land / land used for horses with three residential dwellings located on the western edge of Caldecote. residential properties and gardens to the east and south, woodland to the north and Bourn Airfield to the west. No strategic considerations have been identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes.

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site – archaeological investigations to the east have revealed evidence for Iron Age and Roman activity, including evidence for organised Roman horticulture. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>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 as 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.</li> </ul>

<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – the site is adjacent to military land and is agricultural / commercial land and therefore would require assessment. This can be dealt with by condition.</li> <li>• Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise issues – the site adjoins an industrial estate on Bourn Airfield which includes industrial and warehouse type uses. SCDC Environmental Health Team has had to take enforcement action in the past due to statutory noise and odour nuisances caused to existing residential premises. Development of this site would bring sensitive premises closer to the industrial and warehouse units. These are unlikely to be considered compatible uses. Noise from activities and vehicular movements are material considerations with a significant negative impact potential in terms of health and well being and cause a poor quality living environment and possible noise nuisance. Current noise has not been quantified. If noise is an issue it is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required offsite but there is uncertainty as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Any detrimental economic impact on existing businesses should also be considered prior to allocation. Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed by undertaking noise impact / risk assessments and consideration is given to possible on or offsite mitigation in accordance with PPG 24 and associated guidance and viability.</li> <li>• Flooding and drainage issues – surface water drainage problems are likely due to the high water table and impermeable nature of the bolder clay in this area. Disposal of surface water drainage will be difficult as there are no suitable drains in the immediate locality and the award drain along Main Street/Highfields Road is at capacity. The adjacent recreation ground currently experiences surface water flooding. The solution to surface water drainage is likely to involve laying a new drain along West Drive for a distance of at least 300 metres and this may not be acceptable if the site lies outside the award drain catchment. Soakaways are unlikely to function satisfactory.</li> </ul>
--	---

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape setting of Caldecote as comprising of a mix of enclosed farmland, large open arable fields and an airfield. On the western edge of the village, a substantial tree belt and the Bucket Hill Plantation provide a strong visual enclosure from the open fields and disused airfield beyond, and the well treed roads create a soft edge to the village. The village has a semi-rural character and is a low density linear settlement. West Drive is a narrow rural road containing mainly detached houses and bungalows set back from the road, with views to the countryside and woodland through the gaps.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area. All nearby development has been built over recent years and is of a suburban nature. If the site were to be developed it would impact on the character of the surrounding countryside.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part – it should be possible to partly mitigate any noise issues through careful design. There are no suitable surface water drainage facilities; however this could be addressed through the provision of a new drain.</p>

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

	<p>road junctions with the A428.</p> <p>A junction located on West Drive would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity – development of this site will have no significant impact on the existing electricity network.</li> <li>• Mains water – the site falls within the Cambourne Booster distribution zone, within which there is no spare capacity based on the peak day for the distribution zone less any commitments already made to developers. Development requiring an increase in the capacity of the Cambourne Booster distribution zone will require an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – National Grid do not provide a gas supply for Caldecote.</li> <li>• Mains sewerage – the waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate development of this site. The sewerage network is at capacity and a developer impact assessment will be required to ascertain the required upgrades necessary. The assessment and any mitigation required will be funded by the developer. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site. The SCDC Environmental Health Team have advised that the WwTW within the village area is subject to regular breakdowns and the Parish Council have been complaining for many years about regular breakdowns although Anglian Water do not recognise there is a problem.</li> </ul>
<b>Drainage measures?</b>	No Flood Risk Assessment has been provided.
<b>School capacity?</b>	<p>Caldecote has one primary school with a PAN of 30 children and a school capacity of 210 children, and lies within the catchment of Comberton Village College with a PAN of 300 children and a school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 21 primary school places taking account of planned development, and a deficit of 352 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 80 dwellings could generate a need for early years places, a maximum of 28 primary school places and 20 secondary school places.</p>

	After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
<b>Health facilities capacity?</b>	There is no doctor's surgery in Caldecote, however, Bourn Surgery and Comberton Surgery are both currently accepting new patients although they have no physical capacity to expand.  Monkfield Medical Practice, Cambourne – is currently accepting new patients and an extension to accommodate the additional 950 dwellings agreed at Cambourne has already been agreed. A new facility would need to be provided to accommodate any further growth.
<b>Any other issues?</b>	N/A
<b>Can issues be mitigated?</b>	In part – through improvements and upgrades to schools and major utilities.

<b>Does the site warrant further assessment?</b>	No.
--	-----

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 1.12 ha)
<b>Site capacity</b>	34 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No.
<b>Site ownership status?</b>	The site is owned by multiple landowners.
<b>Legal constraints?</b>	There are no known legal constraints.

<b>Is there market interest in the site?</b>	No, the site has not been marketed.
<b>When would the site be available for development?</b>	The promoter indicated that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicated that the first dwellings could be completed on site in 2011-16.
<b>Are there any market factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no market factors that could affect the delivery of the site.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
<b>Could issues identified be overcome?</b>	No issues identified.
<b>Economic viability?</b>	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the</p>

	existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.
--	---

<b>Site Assessment Conclusion</b>
-----------------------------------

Site with no development potential.
-------------------------------------

<b>Status of Site in Proposed Submission Local Plan 2013</b>
--

Not allocated for development; outside Development Framework.
---