

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

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

Index of Bourn Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 082	Gills Hill Farmyard, Bourn	27 dwellings	1426
Site 084	45 High Street, Bourn	17 dwellings	1433

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Bourn
Site name / address	Gills Hill Farmyard, Bourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	25-30 dwellings
Site area (hectares)	1.33 ha.
Site Number	082
Site description & context	The site lies to the east of Gills Hill, on the south eastern edge of Bourn. The site adjoins residential development to the north and west, and further isolated properties set in larger grounds lie to the south west. A golf course adjoins the site to the south and east. The northern part of the site contains a number of large buildings in B2 and B8 uses and hard standing, whilst the southern part of the site is rough grassland. The site is enclosed by hedgerow to the road frontages but is patchy and open to views across open countryside to the east.
Current or last use of the site	B2 and B8 use and grassland.
Is the site Previously Developed Land?	Yes – part B2 & B8 use.
Allocated for a non-residential use in the current development plan?	No
Planning history	LP 1993 Inspector - "Farm buildings adjoining villages on only one side have normally been excluded from village frameworks. I can see no exceptional circumstances to justify the inclusion of those at Gill's Hill Farm, where this situation occurs." An application on the northern part of the site (S/2134/07/O) for 10

	<p> dwellings (5 affordable) failed to demonstrate that 10 dwellings can be adequately accommodated without detriment to the visual quality of the surroundings. Also fails to demonstrate highway safety.</p> <p>An appeal was refused (S/0672/85/F) for short stay accommodation. The Inspector reported: "The site lies at the north western end of Gills Hill Farm, which is situated at the south eastern end of the village of Bourn. The site is in a prominent position near the brow of a hill overlooking open countryside to the south and east. The farm is linked to the bulk of the village, which lies to the north west, by a straggle of ribbon development along Gill Hill. However, because of the topography of the land the site visually forms part of the open countryside to the south and east and does not give the appearance of forming part of the built framework of the settlement. I therefore share the Council's view that this site should be treated as lying outside the village of Bourn.</p> <p>The domestication of the site by the conversion of the buildings and the provision of small gardens and parking within the existing yard would, in my opinion, look out of place in this prominent, rustic location. Although the proposal is for short stay accommodation, the residential appearance of the site would intrude into this agricultural landscape and result in an extension of the village of Bourn beyond its existing limits. I conclude, therefore, that the proposed conversion would materially harm the character of this rural area."</p>
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Minerals and Waste LDF designations (Core Strategy designations only) – a small part of the southern part of the site is within the Minerals Safeguarding Area for sand and gravel.
Tier 1 conclusion:	This partly commercial site lies to the east of Gills Hill, on the south eastern edge of Bourn with no strategic constraints identified that would prevent the site from being developed, although a very small part of the site is within the Minerals Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – adjacent to Grade II Listed Gills Hill Farm House, to the north. Non-statutory archaeological site - The site is located on the east side of the historic village core. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – a group of protected trees lies along the southern boundary. Public Rights of Way – a footpath lies approximately 210m to the west. Biodiversity features - 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 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.
Physical considerations?	<ul style="list-style-type: none"> Land contamination – Current agricultural/commercial use. A contaminated Land Assessment will be required as a condition of any planning application Noise issues – This site has historical use as agricultural. Allocating this site for residential would be positive and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and wellbeing - fully support. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bourn as located to the south of Bourn Brook and it has a historic core. The village still has a linear form despite some housing development in depth. The historic core is low density, with a variety of detached properties, including farmhouses and barns. There is also a church with a significant tower. There are enclosed fields bordering the village, as well as school playing fields and the parkland setting of Bourn Hall bordering the southern edge.</p>

	<p>Residential development on this site has previously been adjudged harmful to the rural character of this exposed part of the village by an independent planning inspector.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Bourn. Whilst redevelopment of the site would remove the current B2 and B8 uses and hard standing, the site is adjacent to a Grade II Listed Building and development has previously been adjudged harmful by an independent planning inspector. The site is in an area with a rural character, with views across open countryside to the east.</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the adjacent Grade II Listed Building, which it would not be possible to mitigate.

Infrastructure	
Highways access?	<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.</p> <p>A junction located on Gills Hill would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. The site is subject to previous planning applications.</p>

Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Cambourne Booster Distribution Zone, within which there no spare capacity, as all current spare capacity has been committed to future development in Cambourne. There is no spare capacity within Cambourne Booster Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Bourn has no mains gas supply. • Mains sewerage – The Bourn WWTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Bourn has one Primary School with a PAN of 22 and school capacity of 154, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 8 primary places in Bourn taking account of planned development in Bourn, and a deficit of 352 secondary places at Comberton VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 30 dwellings could generate a need for a small number of early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	There is a doctors surgery in Bourn, which has no spare capacity for growth.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (0.9 ha. if unconstrained).
Site capacity	27 dwellings
Density	30 dph

Potential Suitability

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

Availability

Is the land in single ownership?	Yes
Site ownership status?	The site is promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has been marketed and there is interest in the site from a developer.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability

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

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

Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Bourn
Site name / address	45 High Street, Bourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10+ dwellings
Site area (hectares)	0.64 ha.
Site Number	084
Site description & context	The site lies to the east of High Street, on the eastern edge of Bourn. The site adjoins residential development to the north and west. A golf course adjoins the site to the south. Small paddocks lie immediately to the east, beyond which lies open arable land. The site comprises a paddock, semi-enclosed, surrounded by very patchy hedgerow.
Current or last use of the site	Paddock
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LP1993 Inspector – considered land on the east side of High Street and concluded: “OS6443 is a prominent open field which is an important constituent part of the Area of Best Landscape surrounding the village. Its development would be unjustified and very harmful to the Area of Best Landscape.” C/1223/72/O – 2 bungalows
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This paddock lies east of High Street, on the eastern edge of Bourn with no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the Bourn Conservation Area boundary runs along the western edge of the site. • Listed Buildings – Grade I Listed Church of St Mary’s Church lies approximately 143m to the west. Several Grade II Listed Buildings along the High Street, including nos 17, 21, 23, 40, 56, 62, 66 High Street, the closest is 40m to the west, almost opposite 45 High Street. • Non-statutory archaeological site - The site is located on the east side of the historic village core. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – a group of protected trees lies approximately 15m to the north. A protected walnut tree lies to the front of no 45 High Street. • Important Countryside Frontage – lies approximately 40m to the south west • Public Rights of Way – a footpath lies approximately 53m to the north east and 180 to the north east. • Biodiversity features - 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 land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bourn as located to the south of Bourn Brook and it has a historic core. The village still has a linear form despite some housing development in depth. The historic core is low density, with a variety of detached properties, including farmhouses and barns. There is also a church with a significant tower. There are enclosed fields bordering the village, as well as school playing fields and the parkland setting of Bourn Hall bordering the southern edge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Bourn. It forms an important part of the setting of several Listed Buildings and Conservation Area. The land currently provides a soft edge to the village. The promoter proposes demolishing a property on the High Street to gain highway access to the site, which would have a detrimental impact on this historic part of the village.</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Listed Buildings, including the Grade I church, and Conservation Area, which it would not be possible to mitigate.

Infrastructure	
Highways access?	<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.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>The promoter proposes to demolish 45 High Street to create access.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the CWC Cambourne Booster Distribution Zone, within which there no spare capacity, as all current spare capacity has been committed to future development in Cambourne. There is no spare capacity within Cambourne Booster Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Bourn has no mains gas supply. • Mains sewerage – The Bourn WWTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Bourn has one Primary School with a PAN of 22 and school capacity of 154, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 8 primary places in Bourn taking account of planned development in Bourn, and a deficit of 352 secondary places at Comberton VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for one early years place and a maximum of 4 primary school places and 3 secondary places.</p>

	After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.
Health facilities capacity?	There is a doctors surgery in Bourn, which has no spare capacity for growth.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health. However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.58 ha. if unconstrained).
Site capacity	17 dwellings
Density	30 dph

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

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

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

Site Assessment Conclusion
Site with no development potential.

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