

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

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

Index of Castle Camps Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 167	Land south of Homers Lane & West of High Street, Castle Camps	50 dwellings	1494
Site 193	Bartlow Road, Castle Camps	9 dwellings	1501

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Castle Camps
Site name / address	Land south of Homers Lane and West of High Street
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	60 dwellings
Site area (hectares)	2.23ha
Site Number	167
Site description & context	<p>The site is on the northern edge of Castle Camps west of the High Street. There is residential to the east and south east of the site along the High Street. To the north is Owl Hoot – a residential dwelling and Park Farm with associated agricultural buildings – beyond this to the north and west is open countryside.</p> <p>The site comprises mainly of pastureland. There is a collection of commercial buildings along the northern edge of the site.</p>
Current or last use of the site	Commercial buildings and agricultural land
Is the site Previously Developed Land?	Northern edge of site is PDL. Rest is not.
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>2008 – Site Specific Policies DPD examination - part of the site was considered by the inspector – only that part which includes the commercial buildings on the northern edge.</p> <p>1993 local Plan considered part of the site and the inspector stated the following – 'The land and buildings are essentially agricultural in character and</p>

	<p>appearance, and the general openness of the site makes it more part of the countryside and thus inappropriate for inclusion within the Framework... In no possible way could the objection site be said to be part of the village at the present time. It is part of the surrounding countryside and could not appropriately be included in the Village Framework.'</p> <p>Planning applications Outline planning permission was sought for residential development and the appeal was dismissed (S/1006/75/O). The inspector considered the land to be rural in character. In 1981 an appeal was dismissed to erect an agricultural dwelling on the site (S/0172/80/O) – the inspector considered the site as “backland forming part of the rural area surrounding the village..” . The existing houses in Haverhill Rd all front onto this road and the dwelling would not count as infill.</p>
Source of site	<ul style="list-style-type: none"> • 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:	<p>The site is on the northern edge of Castle Camps west of the High Street. There is residential to the east and south east of the site along the High Street. To the north is Owl Hoot – a residential dwelling and Park Farm with associated agricultural buildings – beyond this to the north and west is open countryside.</p> <p>The site comprises mainly of pastureland. There is a collection of commercial buildings along the northern edge of the site.</p>
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 – Owls Hoot, Haverhill Road adjoins the northern boundary of the site – this is a grade II listed building ;

	<p>Park Farmhouse, Haverhill Road is a grade II building north of the site (20 metres distance) - Adverse effect due to loss of site as significant green separation of village and farmstead in views from fields & footpaths and due to obscuring Owls Hoot in views from footpaths. The Cottage, High Street is a grade II listed building south of the site (125metres distance)-</p> <ul style="list-style-type: none"> • Conservation Area – Castle Camps Conservation Area is to the south of the site (100metres direct). Setting of Conservation Area (village core). Adverse effect due to loss of site as significant green separation of village and farmstead in views from fields & footpaths. • Non-statutory archaeological site - The site is located on the northern side of the historic village. There is also evidence for Roman activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – there is a group of trees along the south east side of the site which forms the boundary with a number of residential properties; adjacent to the north east corner of the site there is a group of trees along the track which links to Haverhill Road. • Public Rights of Way – a byway follows the northern boundary of the site from Haverhill Road, west of Owls Hoot then northwards through open countryside; a footpath follows the north -west boundary of the site and continues along the eastern boundary wrapping behind the houses in Haverhill Rd. From the north - west corner of the site a number of footpaths divide off to the west, north - west and south. • Biodiversity features / Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowsfeet and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination - Agricultural / farm buildings, requires assessment, can be conditioned. • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise - No obvious noise related issues, therefore no objection

	<p>in principle. This site has historical use as light industrial / garage and associated commercial parking that has resulted in noise complaints. 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 well being- fully support.</p> <p>Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.</p>
<p>Townscape and landscape impact?</p>	<p>Castle Camps is listed as a south east clay hills village in the South Cambridgeshire Village Capacity Study 1998 (SCVCS). This study considers that it has a strong linear form comprising of two streets. Open arable fields border this linear settlement with a number of properties having long back gardens forming a softer edge.</p> <p>The site is on the northern edge of the village enclosed by hedges to the north and west beyond which is open countryside.</p> <p>To the east is the linear High Street with large residential properties with well-established gardens backing onto the site such as is described in the SCVCS. The belt of protected trees and hedges that are along this boundary edge screens views from these properties and create a soft edge to the village.</p> <p>Bungalows in Claydon Close have smaller gardens and they are along the southern boundary of the site and have more open views northward across the site towards Owls Hoot, a listed property and beyond to open countryside. Development of the site would impact on the setting of this listed building.</p> <p>The commercial buildings on the site are both in the north east corner with hard standing for parking. They are adjacent to residential properties in Haverhill Road and close to the farm buildings, which are part of Park Farm to the north.</p> <p>Development of this site would have an adverse effect on the landscape setting of Castle Camps because it would impact on the existing soft edge of the village created by existing gardens adjoining farmland. It would be contrary to the existing linear built form of the village.</p>
<p>Can any issues be mitigated?</p>	<p>No</p>

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Shudy Tower, within which there is a minimum spare capacity of 140 properties based on the peak day for the distribution zone less any commitments already made to developers. There are no issues with spare capacity within Shudy Tower Zone. • Gas – no supply • Mains sewerage – The Teversham wastewater treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Castle Camps has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 9 surplus primary places in Castle Camps taking account of planned development in Castle Camps, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 60 dwellings could generate a need for early years places and a maximum of 21 primary school places and 15 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>

Health facilities capacity?	Clements Surgery, Haverhill – (2.28miles) Christmas Maltings Surgery, Haverhill (2.7miles) Stourview Medical Centre, Haverhill (2.95 miles) Linton Health Centre – Linton (4.75miles) – Castle Camps clinic in village hall. No capacity
Any other issues?	The promoter provided the following additional information – Benefit of developing site will be to provide needed housing including affordable housing.
Can issues be mitigated?	In Part

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.67ha)
Site capacity	50 dwellings
Density	30dph

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

Availability	
Is the land in single ownership?	No
Site ownership status?	Two individual landowners
Legal constraints?	-
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
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	Castle Camps
Site name / address	Bartlow Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10-15 dwellings
Site area (hectares)	0.42ha
Site Number	193
Site description & context	<p>The site is on the western edge of Castle Camps to the south of Bartlow Road. There is residential to the south east of the site and countryside to the north and west. Pond Farm is adjoining the north - west boundary with a large garden.</p> <p>The site is an area with many trees adjacent to a residential property.</p>
Current or last use of the site	Vacant land
Is the site Previously Developed Land?	Yes / No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>Planning applications</p> <p>In 1973 planning permission was refused to build 5 dwellings on the site (SC/0342/73/O). The reasons for refusal included that this would create an undesirable precedent for similar proposals to the detriment of the open and rural character and appearance of the area. Also that it would constitute an undesirable extension of ribbon development outside the village limits. A further application was refused for 2 dwellings in 1978 (S/1767/78/O).</p>
Source of site	<ul style="list-style-type: none"> • 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:	<p>The site is on the western edge of Castle Camps to the south of Bartlow Road. There is residential to the south east of the site and countryside to the north and west. Pond Farm is adjoining the north - west boundary.</p> <p>The site is an area with many trees adjacent to The Lymit a large residential property.</p>
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 – Wisteria Cottage, Bartlow Road a grade II listed building is to the south of the site (85 metres) – Settings of Wisteria Cottage and listed cottages on Church Way (all Grade II) - adverse effect due to loss of mature hedged frontage, streetscape and significant wooded backdrop. • Conservation Area – the Castle Camp Conservation Area is to the east of the site (200metres) Setting of Conservation Area - adverse effect due to loss of mature hedged frontage and open green site on approach to village and CA. • Non-statutory archaeological site - The site is located on the western side of the historic village. There is evidence for medieval activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – There is a footpath on the opposite side of Bartlow Road, which goes northwards from the road. • Biodiversity features / Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and

	<p>hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.-</p> <ul style="list-style-type: none"> • Agricultural land grade 2
Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination – no issues • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise and malodour -Site is in close proximity to Pond Farm- possible noise and malodour as proposals would be closer than existing residential. No history of complaints. Minor to moderate adverse noise / odour risk but no objection in principle. • Flooding and drainage issues – no issues
Townscape and landscape impact?	<p>Castle Camps is listed as a south - east clay hills village in the South Cambridgeshire Village Capacity Study 1998 (SCVCS). This study considers that it has a strong linear form comprising of two streets. Open arable fields border this linear settlement with a number of properties having long back gardens forming a softer edge.</p> <p>The site is located on one of the linear roads that form the village - Bartlow Road. It is on the western edge of the built area of Castle Camps and being an area with many trees relates with the network of enclosed fields which are part of the countryside that extends to the north, west and south.</p> <p>The approach from the west into the village along Bartlow Road is rural in character with well-established hedges and trees bordering both sides of the road. Dense trees screen views from the road southward into the site.</p> <p>Development of this site would have an adverse effect on the landscape because there could be the loss of a significant wooded backdrop to the rural edge of the village and potentially a loss of mature hedgerows that create a rural character to this approach into Castle Camps.</p>
Can any issues be mitigated?	<p>In Part</p> <p>Possible development within part site within mature hedged rear to the site, subject to landscape mitigation and retention of mature hedgelines.</p>

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Shudy Tower, within which there is a minimum spare capacity of 140 properties based on the peak day for the distribution zone less any commitments already made to developers. There are no issues with spare capacity within Shudy Tower Zone. • Gas – no supply. • Mains sewerage – The Teversham wastewater treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Castle Camps has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 9 surplus primary places in Castle Camps taking account of planned development in Castle Camps, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>

Health facilities capacity?	Clements Surgery, Haverhill – (2.28miles) Christmas Maltings Surgery, Haverhill (2.7miles) Stourview Medical Centre, Haverhill (2.95 miles) Linton Health Centre – Linton (4.75miles) – Castle Camps clinic in village hall
Any other issues?	The promoter has provided the following additional information – Benefit of development of the site is that it will provide additional land for housing on a site with good physical relationships with the existing development and village boundary.
Can issues be mitigated?	In Part

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.32ha)
Site capacity	9 dwellings
Density	30dph

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

Availability	
Is the land in single ownership?	No
Site ownership status?	Four individual owners – part of one family.
Legal constraints?	No
Is there market interest in the site?	-
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site 2011-16 • The promoter indicates phasing – 2011-16 = 100%
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
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.