

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

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

Index of Coton Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 147	Land opposite Sadlers Close, Whitwell Way, Coton	16 dwellings	1508
Site 148	Land opposite Silverdale Avenue, Whitwell Way, Coton	118 dwellings	1516
Site 281	Land off Silverdale Close, Coton	78 dwellings	1523

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Coton
Site name / address	Land opposite Sadlers Close, Whitwell Way
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 50 dwellings
Site area (hectares)	0.81ha
Site Number	147
Site description & context	<p>The site is on the northern side of Coton to the north of Whitwell Way. To the east is Coton Primary School and there is residential to the south. To the west is an industrial unit set in grounds and beyond this is open countryside. To the north are two covered reservoirs and a pump house and beyond open countryside.</p> <p>The site comprises an arable field.</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2002 Local Plan Inspectors report – The inspector did not consider that this land should be brought within the village framework since it did not linked with land, which is logically within the framework to the west, north or east (paragraphs 19.2-19.4).
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The northern half of site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have an adverse impact on GB purposes and functions. Coton is identified in the Cambridge Green Belt Study 2002 as an inner necklace village. Development of this site would reduce the separation between the village and an area identified as having a distinctive landscape around the American Cemetery area (see map 1641LP/09 – Special Qualities to be Safeguarded). The reduction of this separation could impact on the setting and special character of Cambridge to the west of the city. The GB preserves the rural character of Coton.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>The site is on the northern side of Coton, north of Whitewell Way. To the east is Coton Primary School and residential to the south. To the west is an industrial unit set in grounds and beyond this is open countryside. To the north are two covered reservoirs and a pump house and beyond open countryside.</p> <p>The site comprises an arable field. The northern half of the site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The GB preserves the rural character of the village and development of the site would reduce the separation between the village and the area around the American Cemetery.</p>

Does the site warrant further assessment?	Yes
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Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – to the east of the site is St Peters Church a grade 1 listed building (90 metres distance) Adverse effect on setting of church due to loss of rural context and view on approach to church. 80 and 82 High Street are grade 2 listed (100metres). Conservation Area to east of site (70metres) Setting of Conservation Area. Adverse effect due to loss of openness, rural context and wooded backdrops on approach to Conservation Area. Contrary to single depth development on this side of village. Non-statutory archaeological site - The site is located on the western side of the historic village core, close to the medieval parish church of St Peter. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Protected Village Amenity Area – there is an area to the east of St Peters Church. Public Rights of Way – a footpath follows the eastern boundary of the site from the High Street northward to Madingley Road Biodiversity features – Claylands: These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land – majority of site grade 3 and northern quarter is grade 2
Physical considerations?	<ul style="list-style-type: none"> Land contamination – no issues Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. NOISE - Industrial Noise

	<ul style="list-style-type: none"> • To the West of the site approximately 25m away is Grays Sawmill, Whitwell Way a medium sized industrial type unit / use manufacturing sports rackets etc. • Noise from activities such as wood cutting and associated ventilation / extraction ventilation plant and vehicle 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. • 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 unit 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. • Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that the noise constraint are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking a noise impact / risk assessment in accordance with PPG 24 Planning and Noise and associated guidance. Noise from Cotton C of E Primary School, which is immediately adjacent, may also require consideration.
<p>Townscape and landscape impact?</p>	<p>Coton is one of the inner necklace villages less than a mile west of Cambridge. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes it as having a linear form together with a historic core which incorporates open spaces and woodland as well as a mix of buildings along the street frontage. The parish church is in this historic core. The SCVCS recognises that there has been development in depth in the western part of Coton but the linear character overall is maintained. Open fields form important entrances to the village.</p> <p>The site is to the north of Whitwell Way between Coton Primary school to the east and industrial units to the west both of which are set in grounds. The site is an arable field, which is open to the road so there are clear views across it towards the open countryside to the north. This has created a soft edge to the village. Development of the site would extend the built form of the village into the countryside.</p> <p>The neighbouring industrial units are set back from the road frontage and there is an open view into this area. The units fit into the countryside setting by having the appearance of being agricultural related buildings. In approaching the village from the west along</p>

	<p>Whitewell Way the land to the north is rural in character with the school and grounds being the well-defined edge of the village with trees alongside the road. There are views into the village along the High Street of the church.</p> <p>The site is on the north side of Whitewell Way. On the south side of this road there are modern housing estate developments where the village has expanded on its western edge – as identified in the SCVCS. Sadlers Close is opposite the site consisting of bungalows with gardens. The road provides a clear edge between land with an urban character (to the south) and that with a rural one (to the north).</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>A junction located on Whitewell Way would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Madingley Tower, within which there is a minimum spare capacity of 125 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Madingley Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – Coton has gas supply • Mains sewerage – The Coton wastewater treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. The developer will fund this assessment and any mitigation required.
Drainage measures?	No FRA provided
School capacity?	<p>Coton has one primary school with a PAN of 16 and school capacity of 112, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus primary places in Coton taking account of planned development in Coton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p>

	<p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>The site lies in close proximity to the Coton Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.</p>
Health facilities capacity?	<p>Huntingdon Road, Cambridge (1.94miles) – Limited capacity - extension proposed for early NIAB growth</p> <p>Green End Comberton (2.47miles) – No capacity</p> <p>The Red House Cambridge (2.75miles) – No capacity</p> <p>Bridge St Cambridge (2.31miles) – Some capacity.</p>
Any other issues?	<p>The promoter has provided the following additional information-</p> <p>The site presents the opportunity to provide housing development to meet both affordable and market housing needs.</p>
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.55ha)
Site capacity	16 dwellings
Density	30dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	St John's College
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.

When would the site be available for development?	<ul style="list-style-type: none"> • The promoter indicates that the site is not available immediately because proposals have not yet reached an appropriate stage at which to identify a developer according to the promoter of the site. • The promoter indicates that the site could become available 2011-16
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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 = 50
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?	N/a
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Coton
Site name / address	Land opposite Silverdale Avenue, Whitwell Way
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 100 dwellings
Site area (hectares)	5.23ha
Site Number	148
Site description & context	The site is on the northern edge of Coton village north of Whitwell Way. To the east are industrial units and to the south residential. To the north and west is open countryside. The site comprises of an arable field.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2002 Local Plan Inspectors report – The inspector did not consider that this land should be brought within the village framework since it did not linked with land, which is logically within the framework to the west, north or east (paragraphs 19.2-19.4).
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have an adverse impact on GB purposes and functions. Coton is identified in the Cambridge Green Belt Study 2002 as an inner necklace village. Development of this site would reduce the separation between the village and an area identified as having a distinctive landscape around the American Cemetery area (see map 1641LP/09 – Special Qualities to be Safeguarded). The reduction of this separation could impact on the setting and special character of Cambridge to the west of the city. The GB preserves the rural character of Coton.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<p>No</p>
Tier 1 conclusion:	<p>The site is on the northern edge of Coton village north of Whitewell Way. To the east are industrial units and to the south residential. To the north and west is open countryside.</p> <p>The site comprises of an arable field. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>The development of the site would reduce the separation between the village and the area around the American Cemetery.</p>

Does the site warrant further assessment?	Yes
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Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings- to the east of the site is St Peters Church a grade 1 listed building (200 metres distance)- Adverse impact on setting due to loss of rural context and view on approach to church. Conservation Area to east of site (190metres) Setting of Conservation Area adverse effect due to loss of openness, countryside and rural context, mature hedging and wooded backdrops on approach to CA and contrary to countryside character of fields on both sides of site. Non-statutory archaeological site - The site is located on the west side of the historic village core. 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"> Biodiversity features – Claylands: These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land – southern two thirds of site is grade 3 and rest grade 2
Physical considerations?	<ul style="list-style-type: none"> Land contamination – no issues Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. To the East of the site approximately 25m away, is Grays Sawmill, Whitwell Way a medium sized industrial type unit / use manufacturing sports rackets etc. Noise from activities such as wood cutting and associated ventilation / extraction ventilation plant and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality

	<p>living environment and possible noise nuisance.</p> <ul style="list-style-type: none"> • 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 unit 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. • Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that the noise constraint are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking a noise impact / risk assessment in accordance with PPG 24 Planning and Noise and associated guidance. • Flooding and drainage issues – no issues.
<p>Townscape and landscape impact?</p>	<p>Coton is one of the inner necklace villages less than a mile west of Cambridge. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes it as having a linear form together with a historic core which incorporates open spaces and woodland as well as a mix of buildings along the street frontage. The parish church is in this historic core. The SCVCS recognises that there has been development in depth in the western part of Coton but the linear character overall is maintained. Open fields form important entrances to the village.</p> <p>The site is to the north of Whitewell Way and is an arable field, which is part of the open countryside to the west of the village. Whitewell Way extends to western edge of the village. The land to the north of this road is rural in character and the site is clearly part of this countryside and part of land creating a rural setting for the village.</p> <p>To the east of the site are industrial units, which are set back from the road frontage, and there is an open view into this area. The units fits into the countryside setting by having the appearance of being agricultural related buildings. The built edge of the village on this northern side of the road begins with the primary school.</p> <p>On the south side of this road there are modern housing estate developments where the village has expanded on this western part – as identified in the SCVCS. The houses along this road have clear views across the site, as there is no physical boundary alongside part of the road. The road provides a clear edge between land with an urban character (to the south) and that with a rural one (to the north).</p>

Can any issues be mitigated?	No
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Infrastructure	
Highways access?	<p>A junction located on Silverdale would be acceptable to the Highway Authority.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Madingley Tower, within which there is a minimum spare capacity of 125 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Madingley Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – has a gas supply • Mains sewerage – The Coton wastewater treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. The developer will fund this assessment and any mitigation required.
Drainage measures?	No FRA provided.
School capacity?	<p>Coton has one primary school with a PAN of 16 and school capacity of 112, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus primary places in Coton taking account of planned development in Coton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 secondary places.</p> <p>The site lies in close proximity to the Coton Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.</p>
Health facilities capacity?	<p>Huntingdon Road, Cambridge (1.94miles) – Limited capacity - extension proposed for early NIAB growth</p> <p>Green End Comberton (2.47miles) – No capacity</p> <p>The Red House Cambridge (2.75miles) – No capacity</p>

	Bridge St Cambridge (2.31miles) – Some capacity.
Any other issues?	The promoter has provided the following additional information – The site presents the opportunity to provide housing development to meet both affordable and market housing needs.
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 3.92ha)
Site capacity	118 dwellings
Density	30dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	St John's College
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> • The promoter indicates that the site is not available immediately because proposals have not yet reached an appropriate stage at which to identify a developer. • The promoter indicates that the site could become available 2011-16

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 = 50 2016-21 = 50
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?	N/a
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Coton
Site name / address	Land off Silverdale Close
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10-60 dwellings with public open space.
Site area (hectares)	3.45ha
Site Number	281
Site description & context	<p>The site is on the southwestern edge of Coton. There is residential to the north and east. There is an area of trees along the western boundary with fields and Whitewell Farm beyond. To the south is a stream -Bin brook and beyond open countryside.</p> <p>The site is pastureland.</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	There have been a number of planning applications for residential use of the land that have been refused – the last one being in 1973 (C/0517/73/O)
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have an adverse impact on GB purposes and functions. Coton is identified in the Cambridge Green Belt Study 2002 as an inner necklace village. Being on the south side of the village it is part of land that provides a separation between Coton and Barton thereby preventing the coalescence of these settlements.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – the southern fringe of the site is within zone 2
Tier 1 conclusion:	<p>The site is on southwestern edge of Coton. There is residential to the north and east. There is an area of trees along the western boundary with fields and Whitewell Farm beyond. To the south is a stream and open countryside.</p> <p>The site is pastureland. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • To prevent coalescence between settlements and with Cambridge. • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - The site is located to the immediate east of the deserted medieval settlement of Whitwell. Further information would be necessary in advance of any planning application for this site. • Setting of Conservation Area. Adverse effect on views across fields and Bin Brook edge due to loss of openness and the extent of development beyond built edge of village. • Setting of Listed Building - Manor Farmhouse (Grade II). Adverse effect on views across fields and Bin Brook edge especially in winter due to loss of openness and proximity to river edge.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • 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. • Agricultural land classification – Grade 3
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – no issue • 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 / apparent noise related issues, possible M11 noise at times. 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. • Flooding and drainage issues - South edge of site in flood zone 2/3
Townscape and landscape impact?	<p>Coton is one of the inner necklace villages less than a mile west of Cambridge. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes it as having a linear form together with a historic core which incorporates open spaces and woodland as well as a mix of buildings along the street frontage. The parish church is in this historic core. The SCVCS recognises that there has been</p>

	<p>development in depth in the western part of Coton but the linear character overall is maintained. Open fields form important entrances to the village.</p> <p>The site is adjacent to the residential development that has taken place to the west of the village. Houses in Silverdale Avenue with long gardens and more recent developments in Silverdale Close and Pendrick Close, which are a mixture of bungalows, and two storey houses back onto the site. There is a hedge along the boundaries, which provides some enclosure of the site. These developments have extended the village beyond the historic core and further development in this area is likely to reduce the linear character of the village.</p> <p>Alongside the hedge that forms the western boundary of the site is a belt of trees that when fully mature will create a distinct feature in the landscape. These trees are likely to screen views to the west from the site towards Whitewell Farm and the surrounding countryside.</p> <p>Bin brook follows the southern boundary of the site and has trees growing alongside it providing a well-defined edge to the site.</p>
Can any issues be mitigated?	In Part - Possible reduced site to keep clear of Bin Brook edge, to respect line of built edge and with landscaping elsewhere on site to mitigate.

Infrastructure	
Highways access?	The proposed site does not appear to have a direct link to the adopted public highway.
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 Madingley Tower, within which there is a minimum spare capacity of 125 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Madingley Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – has a gas supply • Mains sewerage – The Coton wastewater treatment works is operating close to capacity and therefore has limited capacity to accommodate this site. A revised consent will be required for this prior to connection. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. The developer will fund this assessment and any mitigation required.
Drainage measures?	No FRA provided.

School capacity?	<p>Coton has one primary school with a PAN of 16 and school capacity of 112, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus primary places in Coton taking account of planned development in Coton, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 60 dwellings could generate a need for early years places and a maximum of 21 primary school places and 15 secondary places.</p>
Health facilities capacity?	<p>Huntingdon Road, Cambridge (1.94miles) – Limited capacity - extension proposed for early NIAB growth Green End Comberton (2.47miles) – No capacity The Red House Cambridge (2.75miles) – No capacity Bridge St Cambridge (2.31miles) – Some capacity.</p>
Any other issues?	<p>The promoter has provided the following additional information –</p> <p>The residential proposal to include open space on site in accordance with Council's standards.</p> <p>The proposals would provide much needed new homes. The site is large enough to accommodate between 10 to 60 dwellings. These could be provided on a phased basis, so providing new homes for the village over the next 10 or so years, or provided immediately. The site adjoins land previously considered suitable for development on affordable housing. The site is well contained by existing vegetation, both immediately adjoining the site to the west and south, and areas of vegetation in nearby fields. The site could be developed without any wider impact on the openness of the Green Belt.</p>
Can issues be mitigated?	In Part
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 2.59ha)
Site capacity	78 dwellings
Density	30dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Single individual landowner
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	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 = 15 2016-21 = 15 2021-26 = 30
Are there any market factors that would significantly affect deliverability?	Not that promoter is aware of
Are there any cost factors that would significantly affect deliverability?	Not that promoter is aware of
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not</p>

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

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