

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

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

**Index of Elsworth Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 195	Land north and west of Elsworth School, Broad End, Elsworth	27 dwellings	1586

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	August 2013
<b>Location</b>	Elsworth
<b>Site name / address</b>	Land north and west of Elsworth School, Broad End, Elsworth
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	Up to 20 dwellings and reprovision / additional allotments
<b>Site area (hectares)</b>	1.32 ha.
<b>Site Number</b>	195
<b>Site description &amp; context</b>	The site lies to the west of Broad End on the north western edge of Elsworth. The site forms an 'L' shape wrapping around the primary school, on its eastern boundary. There are also residential properties to the east of the site and a small paddock lies immediately north of the site. The site is surrounded on the northern, western and southern sides by open agricultural land, with raised land to the north west providing views into the site. The site forms two distinct areas of land. The northern part is in use as allotments with an established patch of woodland on the frontage to Meadow Drift. The western part of the site is paddock. Most of the site is well screened with hedgerow from the wider landscape, although it is patchy to the northern boundary.
<b>Current or last use of the site</b>	Paddock and allotments.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No

<b>Planning history</b>	LDF Objection Site 23.  LP2004 Inspector – I find no reason to support a residential allocation on green field land beyond the village framework of a small village such as Elsworth. If there is a need for more affordable housing in the village the plan’s affordable housing policies offer scope for addressing the issue without making specific allocations on green field land of this kind.
<b>Source of site</b>	Site suggested through call for sites.

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	This paddock and allotment site is located to the west of Broad End on the north western edge of Elsworth with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 2: Significant Local Considerations**

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – eastern part of the site is within the Elsworth Conservation Area.</li> <li>• Listed Buildings – Grade II Listed 4, 11 &amp; 13 Broad End lie approximately 80-120m to the south east of the site. Additional listed buildings lie further along Broad End and Fardell’s Lane.</li> <li>• Non-statutory archaeological site - The site is located on the western side of the historic village core. A moated site is known to the east and archaeological investigations in the vicinity have identified features relating to the Saxon and Medieval development of the village. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms part of the setting of several Grade II Listed Buildings</p>

	and the Conservation Area but with careful design it should be possible to mitigate any impact on the wider historic environment.
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – a group of trees in the south western part of the site are protected. A further group of protected trees lies just north of the site.</li> <li>• Protected Village Amenity Area – approximately 65m to the south east.</li> <li>• Public Rights of Way – a footpath runs along the southern and part of the western boundary of the site.</li> <li>• 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.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> <li>• <b>NOTE AUGUST 2013:</b> Site has been identified as a Local Green Space in the Proposed Submission Local Plan.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Allotments gardens in north, a Contaminated Land Assessment will be required as a condition of any planning application.</li> <li>• Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Elsworth as a village comprises several rural roads, bordered by enclosed fields which form a transition between the village and the open fields. Many of the field boundaries comprise mature trees and hedgerows. It has a substantial historical core comprising not only a wide mix of historic buildings, but also open spaces, including a recreation ground and small fields. The village also contains a number of narrow historic lanes. There are views out from the village to the surrounding countryside, including rising land to the south.</p> <p>Development of this site would have a significant adverse effect on</p>

	the landscape and townscape setting of Elsworth. The site forms part of the transition between the built up area and wider agricultural landscape. Development on this site would extend the village into open countryside outside the built-up area and harm the character of this very rural part of the village.
<b>Can any issues be mitigated?</b>	No. Significant historic environment, townscape and landscape impacts. The site forms a transition between the village and wider landscape, in an exposed area, which it would not be possible to mitigate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination.

<b>Infrastructure</b>	
<b>Highways access?</b>	<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>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as in-fill development.</p> <p>The proposed site is acceptable in principle subject to detailed design. The indicative map held by CCC Highways shows the land abutting public highway.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• 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.</li> <li>• Gas – Elsworth has no mains gas supply.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW to accommodate this 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 this will be funded by the developer.</li> </ul>

<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Elsworth has one Primary School with a PAN of 20 and school capacity of 140, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 1 primary place in Elsworth taking account of planned development in Elsworth, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a need for a small number of early years places and a maximum of 7 primary school places and 5 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> <p>Site is adjacent to primary school and potential exists for development to add to school capacity either directly or by provision of playing fields, play space.</p>
<b>Health facilities capacity?</b>	There is no surgery in Elsworth. The nearest surgeries are in Papworth Everard, Cambourne with some capacity to expand.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.89 ha if unconstrained)
<b>Site capacity</b>	27 dwellings
<b>Density</b>	30 dph

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

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

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

<b>Economic viability?</b>	Viability Category 4 Least viable sites
	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.
	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.
	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.

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

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