

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

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

**Index of Fen Ditton Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 115	Blue Lion PH, 2 Horningsea Road, Fen Ditton	9 dwellings	1610

**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>	Fen Ditton
<b>Site name / address</b>	Blue Lion PH, 2 Horningsea Road, Fen Ditton
<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>	13 dwellings
<b>Site area (hectares)</b>	0.38 ha.
<b>Site Number</b>	115
<b>Site description &amp; context</b>	The site is located to the north east of the cross roads of Horningsea Road and High Ditch Road, on the eastern side of Fen Ditton. The site is within the built-up area of Fen Ditton, virtually surrounded by residential properties, with an open agricultural field to the south. The site comprises a public house and car parking and small area of garden.
<b>Current or last use of the site</b>	Public house and car park
<b>Is the site Previously Developed Land?</b>	Yes
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	The site gained planning permission for the demolition of the public house and erection of 13 dwellings (S/2194/11) on 2 February 2012.
<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 public house is located to the north east of the cross roads of Horningsea Road and High Ditch Road, on the eastern side of Fen Ditton with no strategic constraints identified that would prevent the site from being developed. The site has planning permission for 13 dwellings.
<b>Does the site warrant further assessment?</b>	No. The site already has planning permission.

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – most of the site is within the Fen Ditton Conservation Area.</li> <li>• Listed Buildings – Grade II* Listed 10 High Street is approximately 78m to the west. The site lies to the rear of numbers 15 and 17 High Ditch Road. There are further Listed Buildings along High Ditch Road, including numbers 23, 25 (and its dovecote and granary), and numbers 6, 14, 16, 22 on the opposite side of High Ditch Road and along High Street within the wider Conservation Area to the west of Ditton Lane. All are Grade II Listed.</li> <li>• Non-statutory archaeological site - The site is located adjacent to the route of the Fleam Dyke, an earthwork boundary of Saxon date. Archaeological works could be secured by condition of planning permission.</li> </ul> <p>With careful design it should be possible to mitigate the impacts on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Important Countryside Frontage – lies opposite the site along the High Ditch Road frontage to the south of the site.</li> <li>• Public Rights of Way – a footpath lies approximately 250m to the south east.</li> <li>• Biodiversity features - Fenland landscapes support species and</li> </ul>

	<p>habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate the impacts on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land Contamination – Commercial use. A Contaminated Land Assessment will be required as a condition of any planning application</li> <li>• Utility services (e.g. pylons) - telecom lines run along the Horningsea Road frontage.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Fen Ditton as close to the north eastern edge of Cambridge, on the eastern bank of the River Cam and bordered by the water meadows of the river. It is a linear village, with a 'cross-roads' form. The whole village is historic, with low density development, including historic farmhouses, interspersed with cottages.</p> <p>The Fen Ditton Conservation Area Appraisal (2006) describes Fen Ditton as an essentially linear village which has resulted in a very narrow, serpentine form with an almost complete absence of backland development, the only exceptions being a few modern houses. The village has an unmistakably rural feel with its grass verges, large trees and its bucolic riverside setting. The high proportion of good quality buildings and spaces means that the streetscene and townscape is of exceptional quality even though the scale is modest.</p>
<b>Can any issues be mitigated?</b>	Yes, with careful design it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site.

<b>Infrastructure</b>	
<b>Highways access?</b>	Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14

	<p>corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on Horningsea Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network.</li> <li>• Mains water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. 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 – Fen Ditton has mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</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>	<p>No FRA provided.</p> <p>The village of Fen Ditton is close to the boundary of the Swaffham internal Drainage Board. The District does not have the capacity to accept direct discharge into its system. Any discharge would have to be at the green field run off rates.</p>
<b>School capacity?</b>	<p>Fen Ditton has one Primary School with a PAN of 25 and school capacity of 175, and lies within the catchment of Bottisham Village College. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 10 primary places in Fen Ditton taking account of planned development in Fen Ditton.</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>
<b>Health facilities capacity?</b>	<p>The doctors surgery in Cambridge has some capacity to grow.</p>

<b>Any other issues?</b>	The promoter provides the following supporting information: <ul style="list-style-type: none"> <li>Improvement to the character of the Conservation Area through the demolition of the existing public house.</li> <li>Removal of 1 public house will assist the viability of the remaining 3 public houses in Fen Ditton.</li> </ul>
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	0.38 ha.
<b>Site capacity</b>	13 dwellings (reflects planning permission)
<b>Density</b>	34 dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	The site is potentially capable of providing residential development taking account of site factors and constraints.

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

<b>Site Assessment Conclusion</b>
Updated August 2013 (for consistency with Sustainability Appraisal Annex B – Summary of SHLAA and SA Summary Tables): Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Not allocated for development; inside Development Framework. The site was granted planning permission for 13 dwellings in February 2012.