

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

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

Index of Fen Drayton Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 064	Land behind Ridgeleys Farm House, Fen Drayton	20 dwellings	1618
Site 217	Land adj to 35 Cootes Lane, Fen Drayton	10 dwellings	1625

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Fen Drayton
Site name / address	Land behind Ridgeleys Farm House, Fen Drayton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10+ dwellings
Site area (hectares)	0.75 hectares
Site Number	064
Site description & context	<p>The site is located on the eastern edge of Fen Drayton and adjoins existing residential and agricultural buildings to the west and south, and open countryside to the north and east.</p> <p>The site consists of agricultural buildings. There is some screening of the site by hedges and trees.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	N/A
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – a small area in the north east corner of the site is within Environment Agency Flood Zone 2. • Listed Buildings – the site is adjacent to the Grade II listed Ridgeley’s Farm House and Grade II listed Home Farm House and adjacent barns. • Minerals and Waste LDF designations – the site is within a sand and gravel safeguarding area.
Tier 1 conclusion:	The site is located on the eastern edge of Fen Drayton and consists of agricultural buildings. The site adjoins existing residential and agricultural buildings to the west and south, and open countryside to the north and east. A small area of the site is at risk of flooding, the site is adjacent to the Grade II listed Ridgeley’s Farm House and Grade II listed Home Farm House and adjacent barns, and the site is within an area safeguarded for sand and gravel extraction.
Does the site warrant further assessment?	Yes.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the site is adjacent to the Fen Drayton Conservation Area. • Listed Buildings – the site is adjacent to the Grade II listed Ridgeley’s Farm House and Grade II listed Home Farm House and adjacent barns. • Non-statutory archaeological site – cropmarks to the east mark the location of an extensive settlement of probable late prehistoric and/or Roman date. It is clear from the layout that elements of this site will extend into the proposal area. 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 (fenlands) – these landscapes support species and 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

	<p>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> <ul style="list-style-type: none"> • Agricultural land of high grade – the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – the site is in agricultural use and therefore would require assessment. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the site is to the east of the A14 and prevailing winds are from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential development in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation through a combination of appropriate distance separation, commercial shielding, noise berms / barriers, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition. Possible noise and malodour from nearby Ridgley's Farm and Home Farm to the west as proposals would be closer than existing residential uses. Minor to moderate adverse noise / odour risk that requires further consideration prior to allocating.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Fen Drayton as being situated in the fen edge region on the edge of the River Ouse flood plain. The eastern edge of the village is characterised by an open arable landscape that adjoins enclosed farmland that forms a landscape buffer along the village edge. This provides a setting for the distinctive historic farmhouses along the High Street, which is part of the historic core of the village. The former lode is a distinctive feature along the eastern edge of the road and forms part of a wider green corridor where the houses are set back from the road. Small bridges provide access across the lode to a mixture of modern and old large detached cottages and farmhouses, each with their individual style.</p> <p>Development of this site would have some adverse impact on the townscape and landscape of this area, as it would change the historic and low density character of this area of the village and would result</p>

	in the encroachment of the built area into the enclosed farmland that provides a transition between the village and its surroundings.
Can any issues be mitigated?	In part – it should be possible to partly mitigate the noise issues and impacts on the townscape, landscape and settings of listed buildings and Conservation Area through careful design.

Infrastructure	
Highways access?	<p>Current uncertainties regarding the A14 make those sites heavily reliant on the A14 the most difficult to assess. As it currently stands the A14 corridor cannot accommodate any significant additional levels of new development. Currently proposed minor improvements to the A14 corridor in the short term (within 2 years) are expected to release a very limited amount of capacity, but precise nature of these improvements and, hence, the scale of the additional capacity has yet to be determined. A long term remedy to the A14 corridor is currently the subject of a strategic corridor study being conducted by the DfT, the aim of which is to identify one or more potential successor schemes for the withdrawn Ellington to Fen Ditton scheme.</p> <p>Regarding sites in Fen Drayton / Over / Swavesey area (estimated capacity approximately 2,981 dwellings on 22 sites) the Highways Agency comment that this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway. The site appears to have an access to the High Street.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Madingley Reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir distribution zone to supply the total 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

	<p>come first served basis. Development requiring an increase in the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Fen Drayton is already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however 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. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.
Drainage measures?	No Flood Risk Assessment has been provided.
School capacity?	<p>Fen Drayton has one primary school with a PAN of 12 children and school capacity of 84 children, and lies within the catchment of Swavesey Village College with a PAN of 240 children and a school capacity of 1,200 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a small deficit of 3 primary school places taking account of planned development, and a deficit of 168 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 10+ dwellings could generate a need for early years places, a maximum of 4 primary school places and 3 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	There is no doctors surgery in Fen Drayton, however, Swavesey Surgery and Sycamore Cottage (Fenstanton) are both currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

Does the site warrant further assessment?	Yes
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Tier 3: Site Specific Factors

Capacity	
Developable area	0.66 ha
Site capacity	20 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes.
Site ownership status?	The site is owned by a single landowner.
Legal constraints?	There are no known 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 in 2011-16.

Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
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 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.

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	Fen Drayton
Site name / address	Land adjacent to 35 Cootes Lane, Fen Drayton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	15 dwellings
Site area (hectares)	0.45 hectares
Site Number	217
Site description & context	<p>The site is located on the south-western edge of Fen Drayton within the former Land Settlement Association estate. The site adjoins existing modern residential development to the east, the primary school and village hall to the north, and former smallholdings including glasshouses, buildings and open pasture to the west and south.</p> <p>The site is overgrown pasture and a former piggery and was part of the Land Settlement Association estate until the 1980s.</p>
Current or last use of the site	The site is a former smallholding that was last used 20 years ago.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	The site is within the Fen Drayton Former Land Settlement Association Estate policy area that allows the reuse or redevelopment of buildings no longer needed for agricultural purposes for ground-breaking and experimental forms of sustainable living.

Planning history	<p>The Inspector examining the Local Plan 2003 concluded that the site has certain advantages due to its position adjoining existing residential development, the school and other facilities, however development of the site would result in an extension of the built up area into the countryside, and there is no justification for this based on present circumstances.</p> <p>S/1733/86, S/1402/87 and S/1420/88 (residential development) – all three planning applications were refused for a number of reasons including:</p> <ul style="list-style-type: none"> • the site is located outside of the development framework; • development of this land would lead to the loss of good quality agricultural land; • the proposed road junction is sited in close proximity to the entrance to Fen Drayton Primary School and the additional vehicular movements likely to be generated would adversely affect the safety of road users in the vicinity of the Primary School entrance; and • the length of the road frontage is insufficient to allow adequate junction spacing between the estate road and Vermuyden Way.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Minerals and Waste LDF designations – the site is within a sand and gravel safeguarding area.
Tier 1 conclusion:	The site is a former smallholding located on the south-western edge of Fen Drayton and adjoins existing residential development to the east, the primary school and village hall to the north, and other former smallholdings to the west and south. The site is within the Fen Drayton Former Land Settlement Association Estate where there are special policy considerations regarding development detailed within an adopted Supplementary Planning Document for this area. The site falls within an area safeguarded for sand and gravel extraction.
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 on the western side of the historic village core. Cropmarks to the south show the location of enclosures and field boundary ditches of probable Roman date. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features (fenlands) – these landscapes support species and 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. • Agricultural land of high grade – the site is grade 1 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – the site is to the east of the A14 and prevailing winds are from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential development in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation through a combination of appropriate distance separation, commercial shielding, noise berms / barriers, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition. Some old greenhouses to the south but no obvious / apparent noise related issues, therefore no objection in principle. • Topography issues – the site is fairly level, however it is lower

	<p>than the road.</p> <ul style="list-style-type: none"> • Utility services – utility wires cross the site.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Fen Drayton as being situated in the fen edge region on the edge of the River Ouse flood plain. The southern and western edges of the village are characterised by open arable landscapes including the former Land Settlement Association (LSA) estate formed of glasshouses and open pasture. The former LSA estate and the road side hedges and trees at the edges of the village effectively hide the western edge of the village. The former LSA estate is not particularly visually attractive; however it is a unique “landscape” associated with Fen Drayton. The linear development within the former LSA estate is part of the local setting of the village and the juxtaposition of greenhouses, horticultural buildings, pastures and isolated dwellings creates an enclosed and small-scale landscape. The village hall, school and surrounding open space and the lower density housing development along Park Lane provide a more open western edge to the village and an effective transition between the village and the former LSA estate. The sensitive materials and design of the 1980s housing estate create an attractive edge to the village.</p> <p>Development of this site would have an adverse impact on the townscape and landscape of this area, as it would change the agricultural character of this area of the village and would result in the encroachment of the built area into the countryside and small-scale landscape created by the former LSA estate.</p>
Can any issues be mitigated?	In part – it should be possible to mitigate the noise issues and impact on the townscape and landscape through careful design.

Infrastructure	
Highways access?	<p>Current uncertainties regarding the A14 make those sites heavily reliant on the A14 the most difficult to assess. As it currently stands the A14 corridor cannot accommodate any significant additional levels of new development. Currently proposed minor improvements to the A14 corridor in the short term (within 2 years) are expected to release a very limited amount of capacity, but precise nature of these improvements and, hence, the scale of the additional capacity has yet to be determined. A long term remedy to the A14 corridor is currently the subject of a strategic corridor study being conducted by the DfT, the aim of which is to identify one or more potential successor schemes for the withdrawn Ellington to Fen Ditton scheme.</p> <p>Regarding sites in Fen Drayton / Over / Swavesey area (estimated capacity approximately 2,981 dwellings on 22 sites) the Highways Agency comment that this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping,</p>

	<p>particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on Cootes Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Madingley Reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir distribution zone to supply the total 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 the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Fen Drayton is already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however 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. Swavesey Internal Drainage Board are concerned if it is intended that the foul sewage effluent from this development be directed to the Utton's Drove Sewage Treatment Works and discharged into the Swavesey Drain catchment. The Council will be well aware of the issues that have arisen with such discharges and their effect on the Drain and the standard of protection provided to its catchment. At this stage, therefore, the Board must raise and record its concerns relating to development of this site.
Drainage measures?	No Flood Risk Assessment has been provided.

School capacity?	<p>Fen Drayton has one primary school with a PAN of 12 children and school capacity of 84 children, and lies within the catchment of Swavesey Village College with a PAN of 240 children and a school capacity of 1,200 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a small deficit of 3 primary school places taking account of planned development, and a deficit of 168 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>The development of this site for 10+ dwellings could generate a need for early years places, a maximum of 5 primary school places and 4 secondary school places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	There is no doctors' surgery in Fen Drayton, however, Swavesey Surgery and Sycamore Cottage (Fenstanton) are both currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.34 ha)
Site capacity	10 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	No.
Site ownership status?	The site is owned by multiple landowners.
Legal constraints?	There are no known 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 in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
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</p>

	<p>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>
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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.