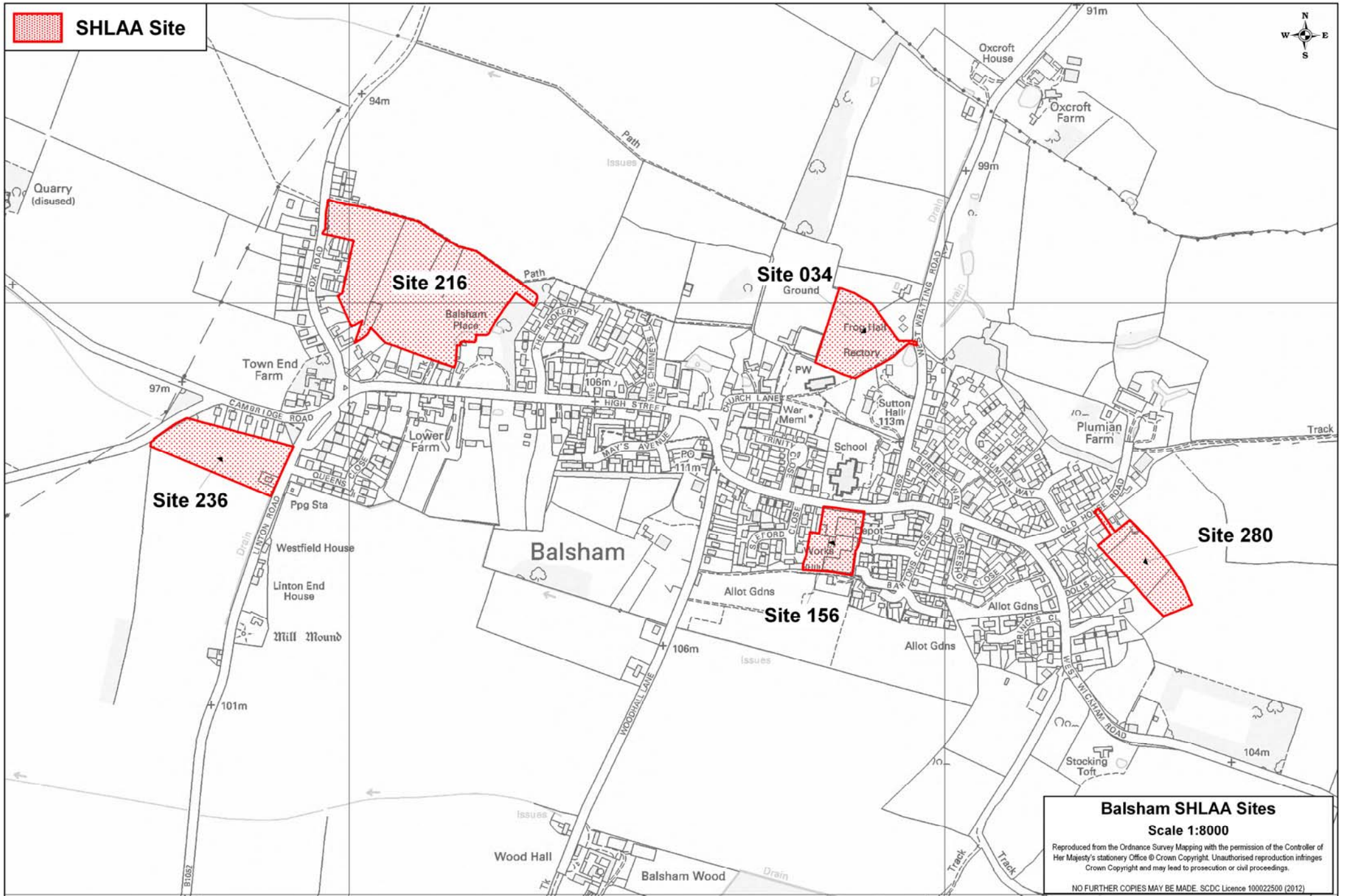


 SHLAA Site



Balsham SHLAA Sites
Scale 1:8000
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**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Location	Balsham
Site name / address	West Wrattling Road Balsham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development – 52 dwellings
Site area (hectares)	1.34ha
Site Number	034
Site description & context	The site is on the northern edge of Balsham to the west of West Wrattling Road. The northern boundary is adjacent to two large residential properties set in grounds – Frog Hall and Grange Farm Cottages. A small part of the site is bounded by West Wrattling Road. There is a playing field and bowling green to the west of the site, which has a pavilion. The southern and eastern boundaries are adjacent to Holy Trinity Church and its churchyard and two houses – one the existing and other the former rectory (Sutton Hall). The site is a paddock.
Current or last use of the site	Paddock
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	The site is a paddock on the northern edge of Balsham. It is enclosed to the north and east by residential properties. Holy Trinity Church and its churchyard is to the south along with Sutton Hall the former rectory.
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 southern boundary of the site is adjacent to the Conservation Area of Balsham and small part is within where site links to West Wratting Road. Major adverse effect on the Conservation Area and setting due to loss of countryside frontage and significant trees, intensification of traffic and entrance, loss of a significant open space and countryside context to the Church group and Frog Hall, a positive building within the Conservation Area, and obscuring significant views from North and North West, from a public footpath and the Church group. • Listed Buildings- Holy Trinity Church (Grade I) is directly to the south of the site; Sutton Hall is a Grade II listed building that was formerly the rectory set close to the church. Within the grounds of the church are 4-lidded coffins and a war memorial that are listed. Setting of Church, Sutton Hall and group of listed buildings and curtilage listed buildings around Church. Major adverse effect due to loss of open ground and rural context and obscuring of views to and from the Church group. • Non-statutory archaeological site - The site is located in the historic core of the village adjacent to the medieval parish Holy Trinity Church. The County Archaeologists would require further information in advance of any planning application for this site.

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders - A group of trees in the grounds of Sutton Hall and the new rectory have preservation orders on them. Part of this grouping is along the southern section of the site that links to West Wrating Road. There are two TPOs in the grounds of Frog Hall that are next to the site. • Protected Village Amenity Area – a large area to the south of the site including the church and its grounds; Sutton Hall and the new rectory; and part of the playing fields of the primary school. • Public Rights of Way – a footpath follows the south eastern boundary of the site from West Wrating Road • Biodiversity features / Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade - Grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Noise: Generation Some noise from Balsham Recreation Ground. Minor to moderate noise related issues, but no objection in principle subject to careful design and layout. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Balsham as being located in the southern Chalklands of South Cambridgeshire. The village is sited on a ridge, which runs east-west rising to the eastern edge of the village. The landscape setting is one of rolling countryside with several ridges giving views into the village across arable fields and hedgerows.</p> <p>The settlement pattern of the village is described by the SCVCS as having a distinctively linear pattern. The historic core of the village includes not just the High Street but the church, village green, rectory and Sutton Hall which are set back to the north of the High Street off Church Lane. This part of the village is very rural with mature trees and hedgerows as well as the green combining to create an intimate village feel very different from the surrounding countryside.</p>

The site is located on the northern edge of Balsham. The SCVCS states that to the north of the village the landscape setting is strongly undulating with large arable fields with good hedgerow structure and medium distant views to the horizon. Approaching the village from the north the church tower is visible set amongst a well treed edge. Around the village are a number of enclosed fields and paddocks which contribute towards this wooded setting. The wooded enclosed characteristics of much of Balsham from many of the approaches is to a great extent achieved by the retention of the enclosed fields, paddocks and large gardens between the village and the surrounding countryside.

The site is a paddock that is enclosed on three boundaries and therefore very characteristic of the enclosed fields highlighted in the SCVCS. The western boundary is next to the Balsham recreation ground and bowling green and it is in this direction that the site is open. The boundary with the bowling green is a manicured hedge with a pavilion building beyond. The remainder of this edge is a hedge with some trees. There are views from the site across the playing fields into the open countryside. The SCVCS mentions the importance of the recreation ground along with small fields in this part of the village in combining with strong hedgerows and tree groups to create a soft edge to the historic core.

The Balsham Conservation Area is adjacent to the southern and part of the eastern boundary of the site. Holy Trinity church is identified in the SCVCS as a landmark building and views of the church tower on approaches into the village is one of Balsham's key attributes. The church and its surrounding churchyard are to the south of the site with mature trees along this boundary. If the site were to be developed these views would be impacted.

Also within the Conservation Area is Sutton Hall, which is a listed-building, and the Rectory – both substantial residential properties with large mature gardens containing protected trees. Large trees screen the boundaries of these grounds with the site. The trees and landscaping surrounding these houses provides a soft edge to the village in views from the recreation ground across the site.

To the north east of the site is Frog Hall, which is a house, set in a large garden and is within the Conservation Area. This property does not have a treed boundary with the site and there are open views from Frog Hall across the site and equally open views into the hall's garden.

To the north of the site is Grange Farm Cottages, which is adjacent to West Wratting Road. It has a treed boundary with the site and therefore views are screened from this property across the site. The

	<p>edge created with the site is soft.</p> <p>Development of this site would have a significant adverse effect on both the landscape and townscape of Balsham. The Conservation Area and in particular the setting of the church would be effected with the loss of the open land. The rural character and countryside frontage would be lost and significant views would be obscured from the north and north west. The setting of numerous listed buildings would be seriously affected.</p>
Can any issues be mitigated?	Noise issues from adjoining recreation ground could be mitigated but significant adverse impact on landscape setting of Balsham and the proximity of numerous listed buildings could not.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</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 Rivey Tower, within which there is a minimum spare capacity of 328 properties based on the peak day for the distribution zone less any commitments already made to developers. There is sufficient spare capacity within Rivey Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – No supply • Mains sewerage - There is sufficient capacity at the Balsham Waste water treatment works to accommodate this development site. 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?	Balsham has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus

	<p>primary places in Balsham taking account of planned development in Balsham, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 52 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p>
Health facilities capacity?	Some capacity at Linton Health Centre.
Any other issues?	<p>The promoter has provided the following additional information</p> <p>Affordable housing at 40% and Public Open Space at levels set out in SPD.</p>
Can issues be mitigated?	No – the Highway Authority have concerns about the access. The sewage network is approaching capacity and could be upgraded. Additional school places and health facilities would need to be provided.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.90ha)
Site capacity	27 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?	Owned by Ely Diocesan Board of Finance
Legal constraints?	None
Is there market interest in the site?	Site has not been marketed
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None
Are there any cost factors that would significantly affect deliverability?	None
Could issues identified be overcome?	N/a
Economic viability?	<p>Viability Category 2 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 few concerns that that 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 scheme 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.

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

Location	Balsham
Site name / address	Balsham Buildings, 7 High Street,
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	15-20 dwellings with some small business (B1 use) units
Site area (hectares)	0.83
Site Number	156
Site description & context	<p>The site is to the south of the High Street in Balsham opposite the village primary school. It has residential properties as immediate neighbours to the south, west and east of the site. There are some allotments adjacent to the southern boundary and a footpath follows this boundary.</p> <p>The site comprises of four buildings used for employment related uses with associated storage area and car parking around. The largest building occupies the rear of the site and is an industrial unit. Balsham Buildings is a second largest building set back from the road looking out onto the High Street.</p>
Current or last use of the site	<p>B1 (several units), B2 (vacant) and open storage (B8)</p> <p>Manufacturing side of business closed earlier this year. Large industrial unit and storage area to rear of site is now vacant.</p>
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>2004 Local Plan</p> <p>The inspector in his report considered this site. In the draft version of this plan the site had been allocated for residential development but</p>

	<p>was deleted in the Pre-Inquiry Changes in response to objections that the then active use of the land for employment related purposes should be safeguarded for its overall economic and sustainability benefits to the village. The inspector stated - <i>'I strongly support this reasoning, especially as Balsham is somewhat isolated from other sources of employment. In any case there is no evidence that the draft plan's original proposal would have been implemented.'</i></p> <p>1993 Local Plan This site was proposed as an allocation for residential development on the basis that insufficient land had been allocated for housing. The inspector concluded the following – <i>'...although the village lies within the Area of Restraint I consider that the location and surroundings of this land make it so suitable for housing that it should be allocated for this purpose.'</i></p> <p>He therefore recommended that the Local Plan be amended by the allocation of the Balsham Building site for residential development. The adopted plan subsequently included this residential allocation.</p> <p>Planning applications There have been a number of planning applications on the site all relating to its commercial usage. The most recent permission was in 2006 for change of use of one of the buildings from a kitchen showroom and ancillary offices/ storage to office use. (S/0994/06/F)</p>	
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites 	

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	The site is to the south of the High Street in Balsham opposite the village primary school. It is has residential properties as immediate neighbours to the south, west and east of the site. There are some allotments adjacent to the southern boundary and a footpath follows this boundary. The site comprised of four buildings used for employment based uses and development of this site would result in

	<p>the loss of employment land in Balsham.</p> <p>The site was allocated for housing in the 1993 Local Plan but this allocation was subsequently removed when changes were made at the pre-inquiry stage of the 2004 Local Plan as the site was still in active use for employment related purposes.</p> <p>The largest building to the rear of the site is according to the promoter currently vacant.</p>
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 – Front half of the site adjacent to the road is within Conservation Area - Prominent site in village core and within settings of numerous listed buildings. • Listed Buildings- There is three grade II listed buildings to the north east of the site on the opposite side of the High Street some 24 metres distance - 1,3, & 5 West Wrattling Road. Also to the east on the same side 70metres along the High Street is a grade II house – 4 West Wickham Road. • Non-statutory archaeological site - The site is located in the historic core of the village. There is also evidence for late Bronze Age/Early Iron activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – a footpath follows the southern boundary of the site • Biodiversity features / Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.

<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination - Current industrial/commercial use. Needs assessment. Can be conditioned. • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise- No obvious noise related issues, therefore no objection in principle. This site has historical use as light industrial / warehouse and associated commercial parking. Allocating this site for residential would be positive and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well-being- fully support. Some road noise but can be mitigated by condition.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Balsham as being located in the southern Chalklands of South Cambridgeshire. The village is sited on a ridge, which runs east-west rising to the eastern edge of the village. The village has a distinctive linear pattern stretching east-west along High Street and West Wickham Road</p> <p>The SCVCS notes that Balsham has retained its linear structure despite the estate development within the village. The historic core contains most of the listed buildings along Church Lane and part of the High Street.</p> <p>The site is south of the High Street opposite the primary school, which has trees fronting onto the road. The site in contrast has a strip of low vegetation forming its boundary with the High Street with the entrance to the site being very wide. It is very open in nature looking out onto the High Street. The employment units look very functional. The main building - Balsham Buildings is set back from the road which is uncharacteristic of other buildings along the High Street. There is hard standing for car parking fronting onto the road with no landscaping – apart from the low lying strip on the road edge to soften the impact. Views looking along the High Street are punctuated by the site being open with the building line being set back from the road.</p> <p>There is a new development of three houses off the High Street to the east of the site where one of the houses is set adjacent to the High Street thereby retaining the linear form of the village. The boundary with the site is a tall manicured hedge.</p> <p>To the east of the site are residential properties in Barton Close, which are predominantly bungalows. These properties are very close to the boundary with the site. There are areas of open space within the layout of this cul-de-sac that have large trees that screen the industrial buildings from this residential area.</p>

	<p>The houses to the west of the site along the High Street and in Sleaford Close are close to the boundary with gardens containing trees that screen the industrial units. Sleaford Close is predominantly bungalows. These contrast with the predominantly stark built form and hard standing of the buildings on the site.</p> <p>To the south of the site is a single house – The Hay House. A footpath separates this property and its garden from directly adjoining the industrial site. The large industrial unit on the southern edge of the site forms a hard built form to this edge. The footpath has many trees along its length. Allotments adjoin this house and the footpath and they extend southwards from the village. The SCVCS identifies these allotments as providing a soft edge to the village.</p> <p>Development of this site would have a beneficial effect on the townscape of Balsham by providing the opportunity to improve the appearance of a prominent site within the historic centre of the village. The current buildings on the site with extensive concreted surfaces have the potential to be enhanced.</p>
Can any issues be mitigated?	Yes - positive outcome for removing uses that have in the past created noise. Opportunity for landscaping and improving townscape of this part of Balsham by having residential use with careful design.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>A junction located on to the High Street 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 - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Rivey Tower, within which there is a minimum spare capacity of 328 properties based on the peak day for the distribution zone less any commitments already made to developers. There is sufficient spare capacity within Rivey Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – No supply

	<ul style="list-style-type: none"> • Mains sewerage - There is sufficient capacity at the Balsham Waste water treatment works to accommodate this development site. 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>Balsham has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus primary places in Balsham taking account of planned development in Balsham, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a need for 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 the provision of new schools.</p>
Health facilities capacity?	Some capacity at Linton Health Centre.
Any other issues?	<p>The promoter has provided the following additional information</p> <p>What assumptions have you made about the above uses and why? Demand for B1 units is limited but site could accommodate some B1 floorspace or starter business units, as well as residential development.</p> <p>Access to site from High Street already exists and is more than adequate to serve any redevelopment of the site, however the opportunity could be taken to improve the existing access by relocating it to the centre of the site (away from its current position opposite the school access, which causes problems, and adjoining residential property).</p> <p>Any other constraints affecting site. - The existing general industrial (B2) established use of the site represents a non-conforming use in a predominantly residential area. As such, redevelopment for residential purposes (possibly including some B1 floorspace) would have significant environmental benefits to the adjoining residential area in terms of noise, disturbance and heavy good vehicles.</p> <p>What opportunities can your development provide</p> <p>The redevelopment of this site, primarily for residential purposes, has the potential to create a sympathetic development that would improve the character and appearance of this part of the Conservation Area</p>

	<p>by providing an enhanced, traditional building frontage and enclosure to the streetscene and removing large areas of parking and servicing, as well as unattractive buildings.</p> <p>In addition, the site could also accommodate several small business units or "starter" units, possibly including the existing users on the site. The development also has the potential to provide a "drop-off" layby for the school at the front of the site, which could help to alleviate current parking and traffic issues in this part of the High Street at school drop-off and collection times. Finally, the development has the potential to provide much needed affordable dwellings in a sustainable location at the heart of the village, close to all existing services and facilities.</p>
Can issues be mitigated?	There is an acceptable access to the site. The sewage network is approaching capacity but could be upgraded. Additional school places and health care facilities could be provided.

Tier 3: Site Specific Factors

Capacity	
Developable area	0.75ha
Site capacity	22
Density	30dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> 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?	George Thurlow Holdings
Legal constraints?	No constraints
Is there market interest in the site?	<p>The vacant office and light industrial units on the site are currently being marketed, although there has been little interest.</p> <p>There has been interest in the site from a developer.</p> <p>The promoter has provided the following additional information - Please note that Cheffins have been instructed by the owners of the site to both market the existing vacant buildings, and to advise on</p>

	longer term development options for the site, and for the Balsham Buildings business as a whole.
When would the site be available for development?	<p>The site is not available immediately. The site could become available 2011-16 The assessment is based on information provided on the questionnaire.</p> <p>The promoter has provided additional information about why the site is not available immediately –</p> <p>The administrative side of the business (Balsham Buildings) occupies the main buildings at the front of the site, and two small local businesses occupy other adjoining units on short leases. Several other units are currently vacant. Only the production side of the business has closed, but because the site is now significantly under-used, the owners are considering either: relocation of the business to other premises in the Group (e.g. Littleport) and the redevelopment of the site for residential and employment purposes; or redevelopment of the site for residential and employment purposes, including some new business units that they could occupy.</p>

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The first dwellings could be completed on site 2011-16 2016-21 2021-2026 2026-2031 (delete as appropriate) • Development period (in years) • Annual dwelling completions (add number of dwellings) • Phasing (i.e. number of dwellings in each year, allowing for building up to that rate for larger sites)
Are there any market factors that would significantly affect deliverability?	<p>The promoter has stated the following – Balsham is an attractive and popular village and part of the site is within the conservation area - there is no reason to believe that a sensitively designed housing development would not highly marketable.</p>
Are there any cost factors that would significantly affect deliverability?	<p>The promoter has stated the following – The Council's current affordable housing requirement (40%) could be likely to affect viability, unless higher densities are used. Policy ET/6 also resists the loss of employment sites in villages to non employment uses unless certain criteria are met - in this respect, we would submit that: large areas of the site are inappropriate for general industrial use to continue; that there would be overall benefits to the community if the site were to be redeveloped for residential use (possibly with an element of business/employment use); and that the existing use and potential industrial use are causing (and have the potential to cause) environmental problems, such as noise pollution and heavy goods traffic.</p>
Could issues identified be overcome?	<p>Through the redevelopment of the site, primarily for residential purposes, but in recognition of Policy ET/6, the proposals could also include a small element of business (B1) use (or start-up units),</p>

	<p>however the size of the village and the likely level of demand for such units in this location would need to be carefully assessed. Consideration could also be given to a lower % of affordable housing in recognition of the possible mixed-use nature of any redevelopment, and the environmental improvements that could be achieved.</p>
<p>Economic viability?</p>	<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>

<p>Site Assessment Conclusion</p>
<p>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.</p>

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

Location	Balsham
Site name / address	Land east of Fox Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	70 dwellings with public open space
Site area (hectares)	5.37ha
Site Number	216
Site description & context	<p>The site is on the western edge of Balsham to the east of Fox Road. It is to the rear of residential properties on the north side of the High Street including Balsham Place – a listed building. The grounds of this house form the eastern boundary of the site.</p> <p>The site is pastureland. There are residential properties on three sides of the site. The northern boundary is a hedge with open countryside beyond.</p>
Current or last use of the site	Meadow grass
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LDF June 2006 – Objection site 2 A smaller site east of Fox Road was promoted for housing.</p> <p>LDF June 2007 – Objection site 10 / June 2006 – Objection site 3 Part of the site was promoted for housing during the Site Specific Policies DPD inquiry. The site was a smaller one immediately north of properties in the High Street. A revised boundary to the site was</p>

	<p>consulted upon in 2007 that included access land onto the High Street.</p> <p>2004 Local Plan The smaller site north of the High Street was considered by the inspector and in his 2002 report he stated - <i>'... I find no case to support any allocation here or the extension of the village into this attractive rural area.'</i></p> <p>1993 Local Plan The same site north of the High Street was proposed for housing during the inquiry into this plan and the inspector in his report stated <i>'Although in places the land off Fox Road adjoins the mainly built up area of the village, its extent and the generally attractive nature of the countryside of which it forms part means that its development would result in a substantial and harmful incursion into the Area of Best Landscape.'</i></p> <p>Planning applications An application was refused in 1971 for residential development on a small plot of land adjacent to Fox Road in the top north west corner of the site. Reasons for refusal included that it was outside of the village and development would detract from openness of rural countryside. (SC/71/145)</p>
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Listed Buildings –None directly within the site but Grade 2 listed Stables at Balsham Place, High Street along the eastern boundary of the site; Balsham Place – Grade 2 listed house set in grounds that form majority of eastern boundary of the site.
Tier 1 conclusion:	The site is on the western edge of Balsham north of residential properties in the High Street and east of houses in Fox Road. Balsham Place is a listed building set in grounds with listed stables which follow the eastern boundary of the site. There is therefore residential development along three of the boundaries with the remaining northern edge being a hedge with open countryside beyond. The site is pastureland including many trees.
Does the site warrant further	Yes

assessment?	
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Tier 2: Significant Local Considerations

Designations and Constraints

Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Within Conservation Area. Major adverse effect on Conservation Area due to loss of the largest area of open ground included within the CA and of a significant wooded rural site and forming the backdrop to listed buildings and High Street. • Listed Buildings – Balsham Place (Grade II) and Balsham Stables (Grade II) are to the east of the site. 12 Fox Road (The Old Fox) is a grade II listed property that has a garden backing onto the site. Setting of listed buildings along Fox Road & High Street. Major adverse effect on the settings of a number of listed properties including those at Balsham Place due to the loss of open rural context and backdrop. • Non-statutory archaeological site - The site is located in the historic core of the village adjacent to the 16th century Place Manor. Further information would be necessary in advance of any planning application for this site.
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Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – The area of the field is identified as having protected trees • Protected Village Amenity Area – the section of the grounds of Balsham Place that adjoins the High Street is a PVAA. The boundary of this adjoins the south eastern corner of the site. • Public Rights of Way – a footpath follows the northern boundary from Fox Road eastwards along the edge of the village. • Biodiversity features / Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2
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Physical considerations?	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination – No issues
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	<ul style="list-style-type: none"> • 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: Generation No obvious / apparent noise related issues, therefore 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 site entrance location.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Balsham as being located in the southern Chalklands of South Cambridgeshire. The village is sited on a ridge, which runs east-west rising to the eastern edge of the village. The landscape setting is one of rolling countryside with several ridges giving views into the village across arable fields and hedgerows. The village has a distinctive linear pattern stretching east-west along High Street and West Wickham Road</p> <p>The site is pastureland north of the High Street. The SCVC identifies the field as being enclosed and marking a transition between the village and the large open fields within the wider countryside. The northern boundary of the pasture is a hedge with mature trees within it. Groups of trees spread from this hedgerow into the field breaking up its rectangular form.</p> <p>Views into and from the site are somewhat restricted since the site is enclosed to the south by the houses in the High Street and to the west by housing in Fox Road and Orchard Close. Well-established protected trees are growing along these boundary edges. The topography of the land is not undulating therefore further creating enclosure for the site. To the east the grounds of Balsham Place contain many trees, which screen the site from this aspect. A pond is located just within the boundary of the site at this point.</p> <p>The site can be seen from the footpath that follows the northern boundary through the trees that grow on the site. If the site were to be developed there could be the loss of significant views across the site from this footpath towards the historic High Street.</p> <p>There are a number of listed properties that adjoin the site. These would be impacted if the site were to be developed. Balsham Place is a large listed house set in wooded grounds that adjoins the eastern boundary of the site. The main house is only some 10 metres distance from the edge of the site. The stables within its grounds are also listed and they are located on the boundary of the site so their setting would inevitably be affected by development on the site.</p> <p>Development of this site would have a significant adverse effect on both the townscape and landscape setting of Balsham because it</p>

	would result in the loss of an open area with a distinct rural character which provides a setting for numerous listed buildings notably those at Balsham Place.
Can any issues be mitigated?	No the impact on the townscape and landscape setting due to the proximity of a number of listed buildings could not be mitigated.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>A junction located on to Fox Road 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 - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Rivey Tower, within which there is a minimum spare capacity of 328 properties based on the peak day for the distribution zone less any commitments already made to developers. There is sufficient spare capacity within Rivey Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – No supply • Mains sewerage - There is sufficient capacity at the Balsham Waste water treatment works to accommodate this development site. 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>Balsham has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus primary places in Balsham taking account of planned development in Balsham, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 70 dwellings could generate a need for early years places and a maximum of 25 primary school places</p>

	and 18 secondary places. After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.
Health facilities capacity?	Some capacity at Linton Health Centre.
Any other issues?	The promoter had provided the following additional information – The property is situated to the north of the developed village, adjacent to a ribbon of development that extends along Fox Road. The site is ideally placed to accommodate development, being well integrated into the village. By reason of its location and nature of the site, there is a prime opportunity to development open/recreation space, integrated within a scheme that respects and enhances the conservation area. By reason of the limited site frontage, the site does not lend itself readily to complimentary retails uses, although there could be scope for some community use. Moreover, the site can support much needed affordable housing.
Can issues be mitigated?	In part by the upgrading of the sewerage network. Additional school places and health care facilities would need to be provided.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 4.03ha)
Site capacity	121
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?	Individual landowner
Legal constraints?	None
Is there market	The site had not been marketed.

interest in the site?	
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None
Are there any cost factors that would significantly affect deliverability?	None
Could issues identified be overcome?	N/a
Economic viability?	<p>Viability Category 3 Less 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 some 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 is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy</p>

	requirements would allow development during the plan period.
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Site Assessment Conclusion
Site with no development potential

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

Location	Balsham
Site name / address	Land at Linton Road, Balsham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	14 dwellings with public open space
Site area (hectares)	1.61ha
Site Number	236
Site description & context	<p>The site is on the western edge of Balsham south of residential houses in Cambridge Road. It is bounded to the west and east by roads, which are within the open countryside.</p> <p>A residential property is within the site - No 22 Linton Road.</p> <p>The site is pastureland.</p>
Current or last use of the site	Grazing
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>1993 Local Plan</p> <p>It was proposed that infill development could be done on this site during the inquiry into the 1993 plan. The inspector in his report stated that '...The development of the land would result in an unwarranted extension of the built up area into the open countryside...'</p>

	<p>Planning application</p> <p>Two applications have been made to get permission for housing on part of the site – 1971 and 1964 – both of which were refused. The reasons for refusal included that the site was outside the village and development would impact the open rural character of the area. (SC/72/582)</p> <p>No 22 Linton Road was given permission as a dwelling for a farm worker in 1974.</p>
Source of site	<ul style="list-style-type: none"> Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	The site is on the western edge of Balsham to the south of residential properties in Cambridge Road. It is bounded to the west and east by roads. The site is pastureland within open countryside. A dwelling for an agricultural worker is within the site on Linton Road
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 – North east corner of site abuts Balsham Conservation Area. Adverse impact due to loss of prominent site on approach to the conservation area and due to deep development. Listed building – No1 Fox Rd (Town End Farmhouse) is grade II building to the north east of the site (100metres); Linton End House, Linton Rd (Grade II) is the south of the site(145metres). Some adverse impact on setting of Linton End due to existing setting is rural low key character. Setting of listed buildings in Fox Rd and High St screened from site.

	<ul style="list-style-type: none"> • Non-statutory archaeological site - Located to the west of the historic village core, and evidence for Iron Age settlement is known in the vicinity. Further information would be necessary in advance of any planning application for this site.
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders - A group of protected trees are located to the north east of the site at the junction of the Cambridge Rd and Linton Rd. • Biodiversity features / Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination – No issues • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise - No obvious / apparent significant noise related issues, therefore no objection in principle.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Balsham as being located in the southern Chalklands of South Cambridgeshire. The village is sited on a ridge, which runs east-west rising to the eastern edge of the village. The landscape setting is one of rolling countryside with several ridges giving views into the village across arable fields and hedgerows. The village has a distinctive linear pattern stretching east-west along High Street and West Wickham Road</p> <p>The SCVCS describes the area as having linear housing abutting open fields. The properties in Cambridge road back onto the site with open views across the gently undulating open arable landscape. The site if it were to be all developed would introduce a different pattern of development contrary to the existing linear form.</p> <p>There is a hedge along the eastern boundary broken by the house that is located within the site. This property is set back from Linton</p>

	<p>Road with open views across the field to the west. This approach road into Balsham is described by the SCVCS study as having narrow views into the village.</p> <p>A tall hedge forms the boundary to the west along Fox Road screening views into the site.</p> <p>Development of the site would have a significant adverse effect on the townscape of Balsham because it would introduce a non-linear form of built development into the village. The site is rural in character and part of the undulating open countryside on this western side of Balsham.</p>
Can any issues be mitigated?	No – due to fact that site is rural in character and part of the wider countryside.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>A junction located on to the 'C' Class Road North West of the site would be acceptable to the Highway Authority.</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 Rivey Tower, within which there is a minimum spare capacity of 328 properties based on the peak day for the distribution zone less any commitments already made to developers. There is sufficient spare capacity within Rivey Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – No supply • Mains sewerage - There is sufficient capacity at the Balsham Waste water treatment works to accommodate this development site. 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?	Balsham has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City

	<p>Infrastructure Study, the County Council stated there were 13 surplus primary places in Balsham taking account of planned development in Balsham, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 14 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Some capacity at Linton Health Centre.
Any other issues?	
Can issues be mitigated?	Yes in part but would need an upgrade in service utilities, schools and health provision.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.45ha)
Site capacity	43
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?	L Samworth and Partners
Legal constraints?	The land is owned by L Samworth and Son and is placed within a trust.
Is there market interest in the site?	The site has not been marketed.
When would the	<ul style="list-style-type: none"> The site is available immediately.

site be available for development?	
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Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None
Are there any cost factors that would significantly affect deliverability?	None
Could issues identified be overcome?	N/a
Economic viability?	<p>Viability Category 2 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 few concerns that that 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 scheme 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

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

Location	Balsham
Site name / address	Land behind 10-16 Old House Road
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)	1.16ha
Site Number	280
Site description & context	<p>The site is on the eastern edge of Balsham to the south of properties in Old House Road. There are residential properties to the west but the site is adjacent to rolling countryside to the south and east.</p> <p>The site comprised a flat open grassy field surround on three sides by mature trees and hedgerows. There are some derelict sheds in the northern corner of the site.</p>
Current or last use of the site	Redundant grazing land with derelict stable
Is the site Previously Developed Land?	Yes / No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LDF 2007 – Objection site 4 (06.06) 11 (06.07) The inspector at the hearings of the Site Specific Policies DPD considered the site.</p> <p>2004 Local Plan This site was considered in the inspector's report <i>'...Although the site is adjoined on two sides by developed areas within the village framework and is reasonably well screened on the</i></p>

	<p><i>other two boundaries by existing trees and hedges, it is part of an attractive rural fringe of the village. In my view it is not a natural part of the existing village framework and, taking account of the matters discussed in the introduction above, there is no housing need to support the allocation of this (or any other site) in Balsham for residential development. ‘</i></p> <p>Planning application</p> <p>There have been a number of applications refused for residential development on this land. Inspectors who have supported the view of the Council that this land should not be developed for housing have dismissed two appeals. The inspector in 1981 stated ‘In my opinion the proposal would be an undesirable extension of the village into the countryside and it would be detrimental to the appearance of this area...I take the view that the proposal would extend the physical framework of the built up area of the village into the countryside...’ He was also concerned about the proposed access to the site and considered that the residents of the houses adjoining the access would suffer severe loss of privacy and could be disturbed by the movement of vehicles. (S/1545/81)</p>
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	The site is to the east of Balsham south of properties in Old House Road. There are residential properties to the west. There are mature trees and hedgerows on three sides of the site. It is adjacent to open countryside to the south and east.
Does the site warrant further assessment?	Yes / No

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Building – 40 West Wickham Rd (Brown Penny Cottage) is a grade II building located west of the site (100metres) - Depending on height, potential setting of this property could be impacted but separated by modern development. Non-statutory archaeological site - Located on the eastern side of the historic village core with evidence for a medieval hollow way and possible moated site to the north. 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"> Tree Preservation Orders - there is a group of protected trees that come up to the south western corner of the site Biodiversity features / Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land grade 2
Physical considerations?	<ul style="list-style-type: none"> Ground Water Source Protection Zone 3 Land contamination – no issues Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. Noise: Generation - No obvious / apparent noise related issues, therefore 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 site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Balsham as being located in the southern Chalklands of South Cambridgeshire. The village is sited on a ridge, which runs east-west rising to the eastern edge of the village. The landscape setting is one of rolling countryside with several ridges giving views into the village across arable fields and hedgerows. The village has a distinctive linear pattern stretching east-west along High Street and West Wickham Road.</p> <p>The SCVCS identifies the field as enclosed pasture where there is a</p>

	<p>fairly soft edge to the village with hedgerows combining with undulating fields to enclose the village.</p> <p>There are residential properties in Dolls Close and The Brambles to the west of the site with gardens backing onto the field.</p> <p>Well-established hedgerows containing mature trees enclose the site. To the east and south the field is adjacent to wide-open countryside.</p> <p>Development of this site would have a significant adverse effect on the landscape setting of Balsham because it is a site that has a rural character and is part of the open countryside to the east of the village.</p>
Can any issues be mitigated?	Noise issues could be mitigated but not the impact on the landscape setting of Balsham.

Infrastructure	
Highways access?	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</p> <p>With regard to the proposed access to the site, the Inspector considering the appeal for application S/1545/81/O considered that this would adversely effect the amenity of the residents in nos. 12 and 14 Old House Road:</p> <p>‘Pedestrians and vehicles visiting the proposed bungalows would pass close to these houses and alongside the full length of the gardens. I consider that the residents would suffer a severe loss of privacy and could be disturbed by the movement of vehicles. If walls were built along the boundaries as suggested by your clients, this would minimise the loss of privacy and might reduce the disturbance factor, however the residents at present enjoy an open aspect, and I am sure that the high walls would result in a loss of amenities and they would be resented by the residents.’</p> <p>The Call for site questionnaire also highlights that there is a ransom strip relating to access of the site.</p>
Utility services?	<ul style="list-style-type: none"> Electricity - No significant impact on existing network

	<ul style="list-style-type: none"> • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Rivey Tower, within which there is a minimum spare capacity of 328 properties based on the peak day for the distribution zone less any commitments already made to developers. There is sufficient spare capacity within Rivey Tower Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. • Gas – No supply • Mains sewerage - There is sufficient capacity at the Balsham Waste water treatment works to accommodate this development site. 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>Balsham has one primary school with a PAN of 40 and school capacity of 280, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 13 surplus primary places in Balsham taking account of planned development in Balsham, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 10 dwellings could generate a need for early years places and a maximum of 4 primary school places and 3 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Some capacity at Linton Health Centre.
Any other issues?	
Can issues be mitigated?	In part but the Highway Authority have concerns about the access. Additional school places and health care facilities would need to be provided.

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.78ha)

Site capacity	23
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?	Individual landowner.
Legal constraints?	A ransom strip exists for numbers 10-16 Old House Road in order to gain access to the site.
Is there market interest in the site?	The site has not been marketed. There has not been interest in the site from a developer since 2007.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	Unaware of any factors
Are there any cost factors that would significantly affect deliverability?	Unaware of any factors
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 2 Viable sites</p> <p>This viability assessment is provided independent of any policy or</p>

	<p>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 few concerns that that 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 scheme 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.