

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

**Appendix 7ii: Assessment of sites arising from the Issues &
Options 1 Consultation**

Index of Papworth Everard Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 321	Land at The Ridgeway, Papworth Everard	167 dwellings	2318

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	December 2012
Location	Papworth Everard
Site name / address	Land at The Ridgeway, Papworth Everard
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Approximately 215 dwellings with associated open space, outdoor recreation, strategic landscaping, allotments and a community orchard.
Site area (hectares)	11.12 ha
Site Number	321
Site description & context	<p>The site is located on the north-eastern edge of Papworth Everard and adjoins open countryside to the north and east, Papworth Wood to the south, and existing residential development to the west.</p> <p>The site forms part of a large field bounded by drains and ditches, and intermittent trees and hedges.</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	The site was proposed for residential development through the Local Development Framework (Objection Site 105, June 2006). The Council rejected the site as it is very visible within wide-open vistas and the landscaping fringe around existing development creates a very clear boundary to the existing built up area of Papworth. Development beyond the existing boundary would be onto higher more exposed land with a rural open character.
Source of site	Issues and Options Consultation 2012

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"> SSSI – the site is approximately 200 metres north of Papworth Wood, designated as a SSSI due to its importance as one of the oldest secondary woodlands in Cambridgeshire.
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site – ridge and furrow traces of medieval agriculture are visible in the area and may mask activity of earlier date. 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"> County Wildlife Site – the site is approximately 790 metres from the Elsworth / Hilton Road Side Verge CWS, designated as it supports populations of nationally scarce vascular plant species. Public Rights of Way – a public footpath that links Elsworth and Papworth runs through the site, and a separate public footpath runs from the south-west corner of the site either to the centre of the village or to Papworth Wood. Biodiversity features (claylands) - these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade – the site is grade 2 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 – no obvious noise related issues, therefore no objection in principle. • Topography issues – the site is located on a ridge and slopes down towards Rogues Lane.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Papworth Everard as lying on a north-facing slope within the western claylands and within a landscape of wide views over undulating arable land, which is considered a key attribute of the village. Papworth Wood is considered to be a distinctive landscape feature and provides a significant eastern edge to the village, creating a substantial buffer between the housing and hospital buildings and the arable fields. There are views to the village from the B1040 and Rogues Lane, across arable fields interspersed with small wooded areas. The village has a strong linear form with mature hedges and trees along Ermine Street and a clear historic core. Due to the linear character of the village the predominant street pattern is cul-de-sacs accessed off Ermine Street.</p> <p>The north-eastern edge of Papworth Everard is largely screened by a ridge that runs parallel to Rogues Lane and the new tree-belts planted to screen the new housing development at Old Pinewood Way (completed in 2002). The areas of the north-eastern village edge that are not screened by tree belts (e.g. Ridgeway) still include mature trees that provide a soft village edge.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of the area, as the site is located on a ridge and therefore any built development would be a prominent, harsh edge to the village in the wide views across the undulating arable fields. Development of the site would also change the strong linear character of the village.</p> <p>The promoter has indicated that a substantial tree buffer would be provided to screen the site from the surrounding countryside and their Landscape & Visual Impact Appraisal concludes that development at the site would not materially impact on the character of the adjoining area.</p>
Can any issues be mitigated?	No – it is not possible to mitigate the impacts on the landscape and townscape.

Infrastructure	
Highways access?	The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the

	<p>uncertainties.</p> <p>The site has access to The Ridgeway.</p> <p>The promoter has indicated that the main vehicular access would be from The Ridgeway, and that a second emergency and pedestrian access would be on the corner of Wood Lane and The Ridgeway.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site is likely to require local and upstream reinforcement. • Mains water – the site falls within the Bourn Tower distribution zone, within which there is a minimum spare capacity of 240 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Bourn Tower 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 Bourn Tower distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – some of Papworth Everard is already served by gas (although it is not provided by National Grid) and significant system reinforcement is likely to be necessary to accommodate the development of this site. • 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.
Drainage measures?	<p>No Flood Risk Assessment has been provided.</p>
School capacity?	<p>Papworth Everard has one primary school with a PAN of 60 children and school capacity of 420 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 19 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>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 an expansion of existing schools and/or the provision of new schools.</p>

Health facilities capacity?	Papworth Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities. However the development would have a direct impact on the A428 with potential capacity issues.

Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated.
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (if unconstrained 5.56 ha)
Site capacity	None (if unconstrained 167 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?	Yes.
Site ownership status?	The site is owned by Davison & Sons (Great Barford) Ltd.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has not been marketed but there is developer interest in potential development sites in Papworth Everard.
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><u>Viability Category 4 Least viable sites</u></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>

Tier 3 Conclusion:	--- No potential suitability, serious availability concerns, serious achievability concerns.
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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.