

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

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

**Index of Foxton Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 175	Moore's Farm, Fowlmere Road, Foxton	14 dwellings	1684
Site 233	Land west of Station Road (north of Burlington Press), Foxton	17 dwellings	1690

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	August 2013
<b>Location</b>	Foxton
<b>Site name / address</b>	Moore's Farm, Fowlmere Road, Foxton
<b>Category of site:</b>	A development within the existing village development framework boundary
<b>Description of promoter's proposal</b>	Residential development for 22 dwellings
<b>Site area (hectares)</b>	0.69
<b>Site Number</b>	175
<b>Site description &amp; context</b>	Backland site occupied by agricultural buildings and hardstandings behind bungalows to Fowlmere Road. Arable field to the east. Hedges with trees to boundaries. On the southeastern edge of the village.
<b>Current or last use of the site</b>	Agricultural buildings
<b>Is the site Previously Developed Land?</b>	Yes
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	2011, Planning permission approved (S/1029/10/F) for erection of 13 houses and 1 bungalow on the site with access to Fowlmere Road as proposed for the SHLAA site.
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	None
<b>Tier 1 conclusion:</b>	Backland site occupied by agricultural buildings and hardstandings behind bungalows to Fowlmere Road. Arable field to the east. Hedges with trees to boundaries. On the southeastern edge of the village. Recent planning permission for residential development of the site. Not subject to strategic considerations which would make the site unsuitable for development.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings - Minimal effect on setting of Listed Building at 22 Fowlmere Road (Grade II) due to curve of road and screening by existing buildings.</li> <li>Non-statutory archaeological site - Located on the eastern side of the historic village core. There is also evidence for Saxon burials to the south east. Archaeological works could be secured by condition of planning permission.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Presence of protected species – Site is within the Chalklands area. 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</li> </ul>

	<p>design.</p> <ul style="list-style-type: none"> <li>• Agricultural Land Classification Grade 2</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Agricultural / farm buildings, requires assessment, can be conditioned</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Foxton as dominated by rolling chalkland hills and expansive arable fields to the south. To the north east the land rises to Rowley's Hill and to the south to West Hill and Chalk Hill. Approaches to the village are generally open. Most of the village retains its linear nature with development limited to a single depth of property on both sides of the High Street.</p> <p>The residential development of this site would replace existing agricultural buildings and hardstandings and would have a neutral impact on the townscape of Foxton.</p>
<b>Can any issues be mitigated?</b>	Yes

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on Fowlmere Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - This site falls within the Cambridge Water Company (CWC) Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. CWC will allocate all spare on a first come first served basis, and any development requiring an increase in capacity will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Foxton is on the National Gas grid. National Grid have commented that smaller sites that are currently served by gas are very likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided

<b>School capacity?</b>	<p>Foxton has a primary school with a PAN of 17 and school capacity of 119, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 44 surplus primary places in Foxton taking account of planned development, and a surplus of 97 secondary school places taking account of planned development across the village college catchment area.</p> <p>The development of this site for around 22 dwellings could generate a need for early years places and a maximum of 8 primary school places and 6 secondary places.</p> <p>After allowing for surplus school places, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	There are no health care services in Foxton. Medical Practices exist in Melbourn with limited physical capacity to expand, and Harston with no physical capacity to expand.
<b>Any other issues?</b>	None
<b>Can issues be mitigated?</b>	Yes. It should be possible to mitigate infrastructure, health and school impacts.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	0.47 ha
<b>Site capacity</b>	14 dwellings
<b>Density</b>	30 dph net

<b>Potential Suitability</b>	
<b>Conclusion</b>	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.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Landowner. No known ownership constraints.
<b>Legal constraints?</b>	None known.
<b>Is there market interest in the site?</b>	The site has been marketed and there is developer interest.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	No issues identified
<b>Economic viability?</b>	<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</p>

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Foxton
<b>Site name / address</b>	Land west of Station Road (north of Burlington Press), Foxton
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	20 dwellings with public open space
<b>Site area (hectares)</b>	0.84
<b>Site Number</b>	233
<b>Site description &amp; context</b>	Part of a large paddock with scattered trees. Tree belt to the north, residential to the east, car park and Burlington Press to the south. On the western edge of the village.
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	2005, planning application withdrawn (S/0813/OF/F) for conversion of print buildings into 8 dwellings and erection of 26 houses 1998, planning application refused (S/1476/98/F) for erection of 8 houses as outside village framework, inadequate vehicular access, poor residential amenity due to proximity to industry and risk to protected trees.
<b>Source of site</b>	Site suggested through call for sites

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Minerals and Waste LDF designations – Site within Mineral safeguarding Area (sand and gravel)</li> </ul>
<b>Tier 1 conclusion:</b>	Part of a large paddock with scattered trees. Tree belt to the north, residential to the east, car park and Burlington Press to the south. On the western edge of the village.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings - Adverse effect on 18 &amp; 22 Station Road (Listed Grade II) due to intensification, embankment and the loss of trees and grassed setting of streetscape due to new access road.</li> <li>Non-statutory archaeological site - The site is located on the northern side of the historic village core. Evidence for prehistoric and Roman activity is known to the north and west. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders - TPO on the eastern boundary and across the line of the proposed new vehicular entrance. Boundaries on the western edge are well treed and will need to be accommodated.</li> <li>Presence of protected species – Site is within the Chalklands area. 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,</li> </ul>

	<p>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> <ul style="list-style-type: none"> <li>• Agricultural Land Classification Grade 2</li> </ul>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Land contamination - Commercial / industrial use, requires assessment, can be conditioned.</li> <li>• Noise issues - South of the site is bounded by Burlington Printing a medium to large sized industrial type units / uses including light industrial and warehouse type uses. These are unlikely to be considered compatible uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation. The site will be adjacent to existing play equipment and tennis courts at Villiers Park Educational Trust, Royston to the North. Potential for minor to moderate noise related issues.</li> <li>• Other environmental conditions - Tennis courts at Villiers Park Educational Trust and Burlington Press may have floodlighting and hours of use could cause a light nuisance. Requires assessment but could be mitigated offsite by s106 agreement.</li> <li>• Topography issues – Site is at a higher level than Station Road</li> </ul>
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) refers to the landscape setting of Foxton as dominated by rolling chalkland hills and expansive arable fields to the south. To the north east the land rises to Rowley's Hill and to the south to West Hill and Chalk Hill. Approaches to the village are generally open. Most of the village retains its linear nature with development limited to a single depth of property on both sides of the High Street.</p> <p>This site forms part of an enclosed landscape on the western edge of the village being screened by tree belts to the north west and south west. The development of this site and the creation of the new access to Station Road would have an adverse effect on the townscape character of Foxton by way of loss of linear character, detriment to the setting of Listed Buildings on Station Road and creation of an embanked access road.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on Station Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water – This site falls within the Cambridge Water Company (CWC) Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. CWC will allocate all spare on a first come first served basis, and any development requiring an increase in capacity will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas- Foxton is on the National Gas grid. National Grid have commented that smaller sites that are currently served by gas are very likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Foxton has a primary school with a PAN of 17 and school capacity of 119, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 44 surplus primary places in Foxton taking account of planned development, and a surplus of 97 secondary school places taking account of planned development across the village college catchment area.</p> <p>The development of this site for around 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 only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	There are no health care services in Foxton. Medical Practices exist in Melbourn with limited physical capacity to expand and Harston with no physical capacity to expand.
<b>Any other issues?</b>	None

<b>Can issues be mitigated?</b>	In part. Utility and school impacts should be capable of mitigation.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (0.57 ha if unconstrained)
<b>Site capacity</b>	17 dwellings
<b>Density</b>	30 dph net

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Landowner, no known ownership constraints
<b>Legal constraints?</b>	No known legal constraints
<b>Is there market interest in the site?</b>	It is not known if the site has been marketed, there is developer interest
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16

<b>Are there any market factors that would significantly affect deliverability?</b>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	No issues identified
<b>Economic viability?</b>	<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>

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

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