

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

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

Index of Great Wilbraham Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 039	Land at Frog End, Great Wilbraham (land north of 22 Frog End, Great Wilbraham)	35 dwellings	1724
Site 073	Land off Toft Lane, Great Wilbraham	22 dwellings	1732

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Great Wilbraham
Site name / address	Land at Frog End, Great Wilbraham (land north of 22 Frog End, Great Wilbraham)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	64 dwellings
Site area (hectares)	1.73 ha.
Site Number	039
Site description & context	<p>The site is located to the east of Frog End and north west of High Street, on the south western side of Great Wilbraham. The western part of the site lies adjacent to residential development to the south, west and part of the northern boundary, whilst the eastern part of the site adjoins to the east and north east. Allotments lie to the south of the eastern part of the site. Agricultural land and grassland adjoin the site to the north. The site comprises two parcels of land; paddock in the west and allotments to the east. The paddock is enclosed on all sides by dense hedgerow, and is separated from the allotments by an area of trees. The allotments are more open, especially to the north, although there is a patchy hedgerow along most boundaries.</p> <p>Note: the site is adjacent to site 073 to the north west.</p>
Current or last use of the site	Paddock and allotments.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No

Planning history	Previous attempts to gain planning permission for residential development (C/0294/62/ & RC/0279/59/) have been refused for being premature and road access was unsuitable. Another application (C/0500/73/O) would have resulted in ribbon development and increased danger to road users.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p> <p>The character of the villages in the Eastern Fen Edge landscape character area are of great importance to the setting and special character of East Cambridge. Great Wilbraham retains a strong rural character due to its small scale, permeability to the rural landscape and its clear separation from Cambridge. (page 99)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – The western part of the site is within Flood Zones 2 and 3.

<p>Tier 1 conclusion:</p>	<p>This paddock and allotment site is located to the east of Frog End and north west of High Street, on the south western side of Great Wilbraham within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>A very small part of the site is within the Flood Zones 2 and 3, which will reduce the developable area, although there is sufficient land remaining for development.</p>
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

<p style="text-align: center;">Designations and Constraints</p>	
<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Conservation Area – the Great Wilbraham Conservation Area lies approximately 108m to the south east. • Listed Buildings – Various Grade II Listed Buildings including 5, 17, 57 Frog End, 30 High Street, 15 & 17 Station Road, Kennel Farmhouse, Mill Road, 13 Toft Lane, as well as others further to the east. The closest, 17 Frog End is directly opposite the western boundary. Adverse effect on settings due to loss of significant rural character and functional countryside setting to the farmstead group. <p>Non-statutory archaeological site - There is evidence for the Shrunken medieval Village in the area, including earthworks of possible house platforms and trackways. We would OBJECT to the development of this site.</p> <p>It would not be possible to mitigate impact on the historic environment as the site forms part of the setting of several Grade II Listed Buildings and the Conservation Area, and is important for archaeology.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – a group of protected elms lies along the north western edge, and another on the south eastern edge. • Important Countryside Frontage – along the Frog End road frontage to the west. • Public Rights of Way – a footpath runs along the northern edge and runs along the eastern boundary. • Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter

	<p>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> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – part of the site is allotments. A contaminated Land Assessment will be required as a condition of any planning application • Noise issues - 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 (1998) describes Great Wilbraham as set within a rural landscape, with open fields becoming smaller and more enclosed nearer to the village edge. To the north east is the parkland setting of Wilbraham Temple, whilst fields and New Cut to the north separate the village from Little Wilbraham. The southern part of the village is linear leading to two roads around a large oval green. This northern part is the historic core, with a mix of historic buildings. The village church is on the northern edge of this green, enclosed with tree groups. Many of the properties along High Street have long gardens. There are smaller village greens at two of the road junctions in the settlement.</p> <p>The Landscape Design Associates Green Belt Study (2002) describes Great Wilbraham as a small, pleasant village with traditional building styles, including timber framed and plastered plain tiled or thatched roofs and gault brick. Old houses are intermixed with some new dwellings, including small post-war estates, bungalows and semi-detached houses. Great Wilbraham has a large village green bounded by old houses. There are views from close to the edge of the village out into open countryside. Part of Great Wilbraham is covered by a Conservation Area and the village contains three Grade II* and 34 Grade II Listed Buildings. (page 92)</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Great Wilbraham. The site forms an important part of the setting of a number of Listed Buildings along Frog End and development would result in the loss of</p>

	significant rural character and functional countryside setting. The western road frontage is designated Important Countryside Frontage to protect the rural character.
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of several Grade II Listed Buildings and the Conservation Area, and is important for archaeology. Cannot mitigate impact on Important Countryside Frontage. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.

Infrastructure	
Highways access?	<p>Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>A junction located on to Frog End would be acceptable to the Highway Authority but not Toft Lane. 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 CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Great Wilbraham has no mains gas supply. • Mains sewerage – The Teversham WWTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed 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.
Drainage measures?	No FRA provided.

School capacity?	<p>Great Wilbraham has one Primary School with a PAN of 15 and school capacity of 105, and lies within the catchment of Bottisham Village College. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 4 primary places in Great Wilbraham taking account of planned development in Great Wilbraham.</p> <p>The development of this site for 64 dwellings could generate a need for a small number of early years places and a maximum of 22 primary school places and 16 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 provision of new schools.</p>
Health facilities capacity?	There is no doctors surgery in Great Wilbraham. The nearest surgeries are in Cambridge and Fulbourn, which have limited spare capacity for growth.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.17 ha if unconstrained)
Site capacity	35 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?	Site is promoted by a single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
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 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	
Economic viability?	<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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Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework; Green Belt.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Great Wilbraham
Site name / address	Land off Toft Lane, Great Wilbraham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	24-26 dwellings with public open space
Site area (hectares)	0.82 ha.
Site Number	073
Site description & context	<p>The site is located to the south west of Toft Lane, on the south western side of Great Wilbraham. The site adjoins an isolated area of residential development to the north east. To the south lies allotments, to the south west is a paddock and to the north and west lies agricultural land. The site comprises grassland, enclosed on most sides by patchy hedgerow, although it is open to the west.</p> <p>Note: the site is adjacent to site 039 to the south.</p>
Current or last use of the site	Grassland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	Previous attempts to gain planning permission for residential development (C/0175/67/O & C/1000/72/O) have been unsuccessful as the road access was unsuitable.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p> <p>The character of the villages in the Eastern Fen Edge landscape character area are of great importance to the setting and special character of East Cambridge. Great Wilbraham retains a strong rural character due to its small scale, permeability to the rural landscape and its clear separation from Cambridge. (page 99)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone – A small part of the western part of the site is within Flood Zone 2.
Tier 1 conclusion:	<p>This grassland site is located to the south west of Toft Lane on the south western side of Great Wilbraham within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>A small part of the site is within the Flood Zone 2, but this would not</p>

	affect development of the site.
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 Great Wilbraham Conservation Area lies approximately 155m to the south east. • Listed Buildings – Various Grade II Listed Buildings including 5, 17, 57 Frog End, 30 High Street, 15 & 17 Station Road, Kennel Farmhouse, Mill Road, 13 Toft Lane, as well as others further to the east. The closest, 13 Toft Lane is approximately 113m to the east. • Non-statutory archaeological site - The site is located in the historic core of the village. Further information would be necessary in advance of any planning application for this site. <p>It would not be possible to mitigate impact on the historic environment as the site forms part of the setting of several Grade II Listed Buildings and the Conservation Area.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders - a group of protected elms lies approximately 28m to the south east. • Important Countryside Frontage – along the Frog End 150m to the west. • Public Rights of Way – a footpath runs along the southern boundary. • Biodiversity features – Chalkland landscapes 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 linnets, 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 (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>It would not be possible to mitigate impact on the historic environment as the site forms part of the setting of several Grade II Listed</p>

	Buildings and the Conservation Area, and is important for archaeology.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – part of the site is allotments. A contaminated Land Assessment will be required as a condition of any planning application • Noise issues - 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 (1998) describes Great Wilbraham as set within a rural landscape, with open fields becoming smaller and more enclosed nearer to the village edge. To the north east is the parkland setting of Wilbraham Temple, whilst fields and New Cut to the north separate the village from Little Wilbraham. The southern part of the village is linear leading to two roads around a large oval green. This northern part is the historic core, with a mix of historic buildings. The village church is on the northern edge of this green, enclosed with tree groups. Many of the properties along High Street have long gardens. There are smaller village greens at two of the road junctions in the settlement.</p> <p>The Landscape Design Associates Green Belt Study (2002) describes Great Wilbraham as a small, pleasant village with traditional building styles, including timber framed and plastered plain tiled or thatched roofs and gault brick. Old houses are intermixed with some new dwellings, including small post-war estates, bungalows and semi-detached houses. Great Wilbraham has a large village green bounded by old houses. There are views from close to the edge of the village out into open countryside. Part of Great Wilbraham is covered by a Conservation Area and the village contains three Grade II* and 34 Grade II Listed Buildings. (page 92)</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Great Wilbraham. The site forms an important part of the setting of a number of Listed Buildings along Frog End and development would result in the loss of significant rural character and functional countryside setting. The site would impact on the setting of an Important Countryside Frontage to the west, designated to protect the rural character.</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Site forms part of the setting of several Grade II Listed Buildings, the Conservation Area and Important Countryside Frontage. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.

Infrastructure	
Highways access?	Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites)

	<p>the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>The proposer suggesting upgrading pedestrian access onto Station Road.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water – The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Great Wilbraham has no mains gas supply. • Mains sewerage – The Teversham WWTW is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed 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.
Drainage measures?	No FRA provided.
School capacity?	<p>Great Wilbraham has one Primary School with a PAN of 15 and school capacity of 105, and lies within the catchment of Bottisham Village College. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 4 primary places in Great Wilbraham taking account of planned development in Great Wilbraham, and a deficit of 98 secondary places at Bottisham VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 26 dwellings could generate a need for a small number of early years places and a maximum of 9 primary school places and 7 secondary places.</p> <p>After allowing for surplus school places, development of this site</p>

	would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.
Health facilities capacity?	There is no doctors surgery in Great Wilbraham. The nearest surgeries are in Cambridge and Fulbourn, which have limited spare capacity for growth.
Any other issues?	
Can issues be mitigated?	No. It is not possible to provide safe highway access to the site. Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.74 ha. if unconstrained)
Site capacity	22 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	No
Site ownership status?	The site is promoted by two members of the same family.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and is there no interest in the site from a developer.
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 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	
Economic viability?	<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>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework; Green Belt.