

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

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

**Index of Guilden Morden Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 072	Land east of Dubbs Knoll Road, Guilden Morden	67 dwellings	1740
Site 075	Land fronting Dubbs Knoll Road and north of 33 Dubbs Knoll Road, Guilden Morden	23 dwellings	1747
Site 221	Land fronting Trap Road, Guilden Morden	47 dwellings	1754

**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>	Guilden Morden
<b>Site name / address</b>	Land east of Dubbs Knoll Road
<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>	Primarily residential development. As the land abuts the cemetery it may be that further land should be reserved for future expansion of the cemetery and/or public access in the interim
<b>Site area (hectares)</b>	2.98ha
<b>Site Number</b>	072
<b>Site description &amp; context</b>	The site is on the northern edge of Guilden Morden to the east of Potton Road. To the south - west and west of the site is residential. To the north - east are large arable fields. To the south east of the site extending up to New Road is a cemetery. Sewage works on north west boundary of site.  The site is an arable field enclosed by hedges.
<b>Current or last use of the site</b>	Agricultural
<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>	1995 – Planning permission for change of use from agricultural use to extension of cemetery (S/0686/95/F) was approved. The boundary of this permission overlaps the south - east boundary of the site.
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

SHLAA (August 2013) Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites  
Group Village

<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>	No
<b>Tier 1 conclusion:</b>	The site is on the northern edge of Guilden Morden to the east of Potton Road. To the south - west and west of the site is residential. To the north - east are large arable fields. To the south east of the site extending up to New Road is a cemetery.  The site is an arable field enclosed by hedges.
<b>Does the site warrant further assessment?</b>	Yes / No

<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 – No 5 Potton Road – Cherry Holt is a grade 2 listed building which is on the opposite side of the road to the west overlooking the site; no 45 Fox Hill Road – Fox Cottage is to the south (200metres)</li> <li>Non-statutory archaeological site - Finds of Saxon and Medieval artefacts are known to the north. 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>Public Rights of Way – footpath runs along southern boundary of the site from Potton Road eastward to New Road.</li> <li>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</li> </ul>

	<p>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"> <li>• Agricultural land grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination – no issues</li> <li>• 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.</li> <li>• Noise: Dog Kennels- Thatchways Holiday Home For Pets, Thatchways, Little Green, Guilden Morden</li> <li>• The North East of the site will be in close proximity to premises with planning permission for use as dog kennels, Thatchways Holiday Home For Pets, Thatchways, Little Green. This is an animal boarding establishment that is used to board dogs for periods of times. Due to nature of noise generated by kennels eg unpredictable and long periods of intrusive barking there are moderate to major significant noise related issues. This service is currently investigating dog-barking noise that is likely to be considered a statutory nuisance to existing residents. The proposals would bring a greater number of residential premises closer to the kennels and the site should not be allocated until this issue has been considered including mitigation options feasibility etc. It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation measures are likely to be required off-site at the kennels including changes in operational practices but it is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operator and section 106 planning / obligation requirements may be required, but there are no guarantees that mitigation can be secured / provided. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</li> <li>• Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise constraints are thoroughly investigated and duly considered / addressed by undertaking a noise impact / risk assessments and consideration is given to possible on or off site mitigation in accordance with PPG 24 Planning and Noise and associated guidance in close liaison with the kennel operators.</li> </ul> <p>There may be an electricity substation at South West corner requiring noise assessment.</p>

	<p>Traffic Noise Generation: Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.</p> <p>Malodour: Sewage pumping station and possible sewage works to North of site but not confirmed and not obvious from plan web. There may be a Cordon sanitaire around the station but unknown. Site may require an odour impact / risk assessment-moderate risk.</p> <p>Utility services - Road frontage with overhead lines along the verge</p>
<b>Townscape and landscape impact?</b>	<p>Guiden Morden is described as a predominantly linear village in the South Cambridgeshire Village Capacity Study 1998 which widens to the north to two roads which encloses open land. The site is located between these two roads – Potton Road and New Road. It is an arable field which is to the east of Potton Road where there is a low hedge beyond the grass verge of the roadside that allows clear views across the site eastwards towards the hedge that marks the eastern boundary.</p> <p>A footpath extends along the southern boundary of the site, which is alongside residential properties within the village. There are only a few properties along this edge some with large gardens. There is a well-established hedge with trees along this edge of the village creating a clear border between the urban and rural form. The field is clearly part of the wider countryside that extends northward.</p> <p>A cemetery extends from New Road to the eastern boundary of the site where there is a hedge. There are no views from this road side across the site since the topography is flat.</p> <p>Development would have a significant impact on the landscape setting of the edge of the village.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guiden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other</p>

	<p>sites are less likely to become a major issue for the SRN.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC 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.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is capacity at the Guilden Morden wastewater treatment works however the numbers attributed to this development site are unknown. 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Guilden Morden has one primary school with a PAN of 12 and school capacity of 84, and lies within the catchment of Bassingbourn Village College with a PAN of 150 and school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 21 surplus primary places in Guilden Morden taking account of planned development in Guilden Morden, and a small deficit of 9 secondary places taking account of planned development across the village college catchment area.</p>
<b>Health facilities capacity?</b>	<p>Ashwell GP surgery (2.91miles)</p> <p>Bassingbourn surgery (3.36miles)</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information-</p> <p>The benefits of the development are that all monies generated from the sale of County Council land assets benefit the people of Cambridgeshire and the services they receive.</p>
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

**Capacity**

<b>Developable area</b>	None (area if unconstrained 2.24ha)
<b>Site capacity</b>	67 dwellings
<b>Density</b>	30dph

**Potential Suitability**

<b>Conclusion</b>	<ul style="list-style-type: none"> <li>The site is not potentially capable of providing residential development taking account of site factors and constraints.</li> </ul>
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**Availability**

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Cambridgeshire County Council
<b>Legal constraints?</b>	As the land abuts the cemetery it may be that further land should be reserved for future cemetery expansion or public access in the interim. .
<b>Is there market interest in the site?</b>	The site has not been marketed or promoted.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

**Achievability**

<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>	The land is in a high value part of the County and thus viability is unlikely to be an issue.

<b>Are there any cost factors that would significantly affect deliverability?</b>	The land is in a high value part of the County and thus viability is unlikely to be an issue.
<b>Could issues identified be overcome?</b>	Not deemed applicable
<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.

**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>	Guilden Morden
<b>Site name / address</b>	Land fronting Dubbs Knoll Road and north of 33 Dubbs Knoll Road
<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>	Residential development
<b>Site area (hectares)</b>	1.16ha
<b>Site Number</b>	075
<b>Site description &amp; context</b>	The site is on the western edge of Guilden Morden with residential to the east and north of the site. New woodland has been planted to the west of the site and open countryside extends beyond this. To the south is a large residential property with enclosed fields beyond.  The site is an arable field.
<b>Current or last use of the site</b>	Agricultural
<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>	Planning permission refused for 20 affordable dwellings on the southern half of the site. (S/1860/91/O) One of the reasons for refusal was that the scale of development was inappropriate to the size and character of the village and would cause unacceptable harm to the village character and surrounding countryside.

<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>
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<b>Tier 1: Strategic Considerations</b>
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<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>	No
<b>Tier 1 conclusion:</b>	<p>The site is on the western edge of Guilden Morden with residential to the east and north of the site. New woodland has been planted to the west of the site and open countryside extends beyond this. To the south is a large residential property with enclosed fields beyond.</p> <p>The site is an arable field.</p>
<b>Does the site warrant further assessment?</b>	Yes / No

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>
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<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the Guilden Morden conservation area is 60 metres south of the site</li> <li>• Listed Buildings - no 45 Fox Hill Road – Fox Cottage is opposite overlooking the site; Cherry Holt is a grade 2 listed building which is north of the site ( 30metres)</li> <li>• Non-statutory archaeological site - Burnt flints identified on site are indicative of probable prehistoric activity. 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>• Protected Village Amenity Area – a large protected area is on land opposite the site adjacent to Dubbs Knoll Road</li> <li>• 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</li> </ul>

	<p>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"> <li>• Agricultural land grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Land contamination –no issue</li> <li>• 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.</li> <li>• 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.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Guilden Morden is described as a predominantly linear village in the South Cambridgeshire Village Capacity Study (SCVCS) 1998 which widens to the north to two roads which encloses open land. It is a scattered village retaining this historic settlement pattern along the majority of its length.</p> <p>The site is on the north western edge of the village alongside Dubbs Knoll Road – one of the roads that widens to enclose land to the north of the village. The open land identified in the SCVCS is to the south east of the site behind a hedge that is raised from the roadway and therefore views of this land are screened. In contrast the site is at a level with the road with a low hedge dividing it from the road. There are clear views across the site westward creating a rural character to this part of the village.</p> <p>East of the site are a number of residential properties within the village. Fox Cottage is a listed property whose grounds are surrounded by a hedge, which partly screens it from views across the site. The setting of this cottage would be significantly impacted if the site were to be developed.</p> <p>The bungalows along Potton Road which overlook the site have clear views across the site through the low hedge that extends along the opposite road side. No 33 Dubbs Knoll Road adjoins the southern boundary of the site and has a wall forming the boundary, which has no landscaping to soften this edge. All these properties would be greatly impacted by development of the site and would lose their rural backdrop.</p>

	<p>The northern boundary is much less harsh because there is hedge and trees within the garden of the house that adjoin the site.</p> <p>Development of this site would cause a significant adverse impact on the landscape and townscape setting of Guilden Morden because it would result in the loss of land with rural character and would impact on the setting of a listed building adjoining the site.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Dubbs Knoll Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC 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.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is capacity at the Guilden Morden wastewater treatment works however the numbers attributed to this development site are unknown. 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.

<b>School capacity?</b>	<p>Guilden Morden has one primary school with a PAN of 12 and school capacity of 84, and lies within the catchment of Bassingbourn Village College with a PAN of 150 and school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 21 surplus primary places in Guilden Morden taking account of planned development in Guilden Morden, and a small deficit of 9 secondary places taking account of planned development across the village college catchment area.</p>
<b>Health facilities capacity?</b>	<p>Ashwell GP surgery (2.91miles) Bassingbourn surgery (3.36miles)</p>
<b>Any other issues?</b>	<p>The promoters have provided the following additional information –</p> <p>A benefit of the development is that all monies generated from the sale of County Council assets benefit the people of Cambridgeshire. A new County Council shelter belt has already been planted along the western boundary of the site to enhance the habitat value of the holding.</p>
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None ( area if unconstrained 0.78ha)
<b>Site capacity</b>	23 dwellings
<b>Density</b>	30dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>The site is not potentially capable of providing residential development taking account of site factors and constraints.</li> </ul>

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Cambridgeshire County Council
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed or promoted.

<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.
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<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>	The land is in a high value part of the County and thus viability is unlikely to be an issue.
<b>Are there any cost factors that would significantly affect deliverability?</b>	The land is in a high value part of the County and thus viability is unlikely to be an issue.
<b>Could issues identified be overcome?</b>	Not deemed applicable.
<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.

**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>	Guilden Morden
<b>Site name / address</b>	Land fronting Trap Road
<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>	Residential development
<b>Site area (hectares)</b>	2.1ha
<b>Site Number</b>	221
<b>Site description &amp; context</b>	<p>The site is on the south - eastern edge of Guilden Morden east of Trap Road. To the north of the site is the village recreation ground consisting of playing fields. Morden Hall is a large listed building to the south set in substantial grounds. Residential is to the west and countryside to the east.</p> <p>The site comprises of grassland, which has some derelict buildings with hard standing adjacent to Trap Road. The garden of 13 Trap Road forms part of the western part of the site by the road.</p>
<b>Current or last use of the site</b>	Agricultural and part of the garden to 13 Trap Rd
<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>	An application was submitted for part of the site (S/1926/03/O) in 2003

SHLAA (August 2013) Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites  
Group Village

<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>
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<b>Tier 1: Strategic Considerations</b>	
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<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>	No
<b>Tier 1 conclusion:</b>	<p>The site is on the south - eastern edge of Guilden Morden east of Trap Road. To the north of the site is the village recreation ground. Morden Hall is to the south set in grounds. Residential is to the west and countryside to the east.</p> <p>The site comprises of grassland, which has some derelict buildings with hard standing adjacent to Trap Road. The garden of 13 Trap Road forms part of the western part of the site.</p>
<b>Does the site warrant further assessment?</b>	Yes / No

<b>Tier 2: Significant Local Considerations</b>	
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<b>Designations and Constraints</b>	
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<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the conservation area is some 90 metres to the north of the site.</li> <li>• Listed Buildings – Morden Hall – a grade II * listed building is to the south of the site. Its grounds follow the southern boundary of the site; St Marys Church is a grade I building north of the site (130metres)</li> <li>• Non-statutory archaeological site -The site is located adjacent to the medieval moated site at Morden Hall. Finds of Roman date are also known in the vicinity. 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>• Public Rights of Way - a footpath follows the southern boundary of the site from Trap Road eastwards; a further footpath follows the eastern boundary and continues northwards and another cuts across the western part of the site before turning eastward along the northern boundary of the site and continuing across open countryside towards the river.</li> </ul>

	<ul style="list-style-type: none"> <li>• 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</li> <li>• Agricultural land 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> <li>• 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.</li> <li>• Noise: Generation</li> <li>• No obvious / apparent noise related issues, therefore no objection in principle. Possible industrial type building to south east corner but use unknown.</li> <li>• Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.</li> </ul>
<b>Townscape and landscape impact?</b>	<p>Guilden Morden is described as a predominantly linear village in the South Cambridgeshire Village Capacity Study (SCVCS) 1998 which widens to the north to two roads which encloses open land. It is a scattered village retaining this historic settlement pattern along the majority of its length.</p> <p>The site is to the south of the recreation ground and north of the large grounds relating to Morden Hall and to the east is open countryside extending towards a stream. It is part of the rural surroundings of the village and not associated with the built development. Development of this site would extend the eastern boundary of the village into open countryside and not be typical of the linear nature of the village highlighted in the SCVCS.</p> <p>There are well-established hedges along the northern and southern boundaries, which contain mature trees that enclose the site. The site is open on its western boundary with road allowing open views across the site towards open countryside. There is no physical feature marking the eastern boundary of the site apart from the presence of a public right of way that extends from the south eastern corner of the site northwards.</p>

<b>Can any issues be mitigated?</b>	No
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<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford &amp; Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>A junction located on to Trap Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC 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.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is capacity at the Guilden Morden wastewater treatment works however the numbers attributed to this development site are unknown. 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Guilden Morden has one primary school with a PAN of 12 and school capacity of 84, and lies within the catchment of Bassingbourn Village College with a PAN of 150 and school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 21 surplus primary places in Guilden Morden taking account of planned development in Guilden Morden, and a small deficit of 9 secondary places taking account of planned development across the village college catchment area.</p>

<b>Health facilities capacity?</b>	Ashwell GP surgery (2.91miles) Bassingbourn surgery (3.36miles)
<b>Any other issues?</b>	The promoter has provided the following additional information –  As part of the proposal additional land is potentially available for recreation use, subject to the scale of any proposal.  A benefit of the development would be that monies generated from the sale of County Council land assets benefits the people of Cambridgeshire and the services they receive.
<b>Can issues be mitigated?</b>	In Part

<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 1.58ha)
<b>Site capacity</b> (Updated August 2013)	47 dwellings
<b>Density</b>	30dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>The site is not potentially capable of providing residential development taking account of site factors and constraints.</li> </ul>

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	Cambridgeshire County Council and individual owner.
<b>Legal constraints?</b>	Need for formal agreement to be concluded between the two landowners.  There is a footpath running along the southern boundary against Morden Hall that connects to the Recreation Ground and further in in Cambridgeshire County Council control. The short section parallel to the Trap Road could be retained, diverted or realigned as required.
<b>Is there market interest in the site?</b>	The site has not been marketed. A developer has showed interest although the land has not actively been promoted.

<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.
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<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>	The land is in a high value part of the County and thus viability is unlikely to be an issue.
<b>Are there any cost factors that would significantly affect deliverability?</b>	-
<b>Could issues identified be overcome?</b>	-
<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.