

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

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

Index of Hardwick Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 180	Land off St Neots Road, Hardwick	158 dwellings	1762
Site 268	Toft Road, Hardwick	81 dwellings	1769

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Hardwick
Site name / address	Land off St Neots Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	150-200 dwellings
Site area (hectares)	7.04ha
Site Number	180
Site description & context	<p>The site is to the western side of Hardwick behind residential properties with long gardens on the south side of St Neots Road. Residential properties in Hall Drive back onto the eastern boundary. There is open countryside to the south and south - west. To the east the site adjoins pastureland that fronts onto St Neots Road. To the north - west is residential.</p> <p>The site comprises of a mixture of pastureland and woodland and to the south east an isolated residential property.</p>
Current or last use of the site	Residential and paddock
Is the site Previously Developed Land?	No but dwellings included in the site would be PDL.
Allocated for a non-residential use in the current development plan?	No
Planning history	2006 –LDF Objection site 57. Larger site considered that takes in all the dwellings and properties fronting onto St Neots Road.

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

	<p>2002 – Inspector of Local Plan considered various sites south of St Neots Road between the Enterprise Café and Hall Drive (10 objectors) (paras. 42.2 – 42.5). He did not consider there was a case for the westward expansion of Hardwick.</p> <p>1988 – Planning application refused for two dwellings on part of the site and appeal dismissed. S/2231/88/O The appeal Inspector noted “The site is disused overgrown land at the back of a roadside ribbon of buildings, which ribbon is separated from the main built-up area of the village by a field. Behind the ribbon are fields and I saw that the site combines with them to form an extensive area of open countryside. My judgement is that the proposed dwellings would be seen not as a natural development within the ribbon, but as an unnatural extension to the ribbon because they would bring development in depth to this part of the ribbon. In my judgement, the degree of this development in depth would be enough to ensure that the proposed development would be seen as unduly intrusive into the countryside which surrounds the village called Hardwick.”</p>
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>The site is to the western side of Hardwick behind residential properties in St Neots Road. Residential properties in Hall Drive back onto the eastern boundary. There is open countryside to the south and south - west. To the east the site adjoins pastureland that fronts onto St Neots Road. To the north - west is residential.</p> <p>The site comprises of a mixture of pastureland and woodland and to the south - east an isolated residential property.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - Archaeological works undertaken in connection with road construction to the north have identified evidence for Iron Age and Roman settlement. Further information would be necessary in advance of any planning application for this site. • Listed buildings: Possibly visible from Hardwick Church which is 670metres south east of the site across fields (Grade II*) but set within backdrop of village in this view.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Biodiversity features - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land – the majority of the site is grade 3 with grade 2 on the western quarter of the site.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination – no issues • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise: Generation • No obvious / apparent noise related issues, therefore no objection in principle. However some workshops / warehouse type uses to rear of properties on St Neots Rd that may require assessment. • Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>Hardwick is a small village situated in the Western Claylands region of South Cambridgeshire. The setting for the village is described in the South Cambridgeshire Village Capacity Study (SCVCS) 1998 as a broad scale rolling largely arable landscape. Large open fields with</p>

	<p>few trees or hedgerows dominate the surroundings.</p> <p>The SCVCS recognises that Hardwick has grown substantially since the 1970's with housing estates being added to the village. These new developments have been sufficiently separate from the historic core that they have not affected the key attributes or landscape setting of the village. It has been within defined limits according to the SCVCS, which included the enclosed wooded area that this site is within. Development of this site would extend the built form into open countryside.</p> <p>The SCVCS identifies a distinctive area of woodland, small fields and hedgerows immediately to the west of the Limes Estate and it is within this area that the site is located. The SCVCS states that this provides a more enclosed landscape than the surrounding wider rolling countryside. The enclosed fields and wood form a transition between the village and the surroundings. Development of this site is likely to result in the loss of this enclosed wooded area that provides this transitional edge to the village.</p> <p>The site adjoins the long gardens of the residential properties in Hall Drive and some properties in St Neots Road. These long gardens are included in the list of key attributes for Hardwick in the SCVCS. Part of the site actually includes some of the long gardens of houses in St Neots Road and development within these would result in the reduction of this key attribute.</p> <p>Adjacent to the eastern edge of the site along St Neots Road there is pastureland fronting onto the roadway. This creates a break in the built frontage along this road where land with a rural character encroaches into the village.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water – the site falls within the Bourn Tower distribution zone, within which there is a minimum spare capacity of 240 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Bourn Tower distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity

	<p>of the Bourn Tower distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas –no supply? • Mains sewerage – The Bourne wastewater treatment works 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. The developer will fund this assessment and any mitigation required.
Drainage measures?	No FRA provided.
School capacity?	<p>Hardwick has one primary school with a PAN of 45 and school capacity of 315, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 92 surplus primary places in Hardwick taking account of planned development in Hardwick, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 200 dwellings could generate a need for early years places and a maximum of 70 primary school places and 50 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>Comberton Surgery (1.38miles) - No capacity Bar Hill Health Centre (3.06miles) – No capacity. Needs replacing. Monkfield Medical Practice Cambourne (3.23miles) –Could be extended. Extension planned for extra 950 homes. Would need new facility to meet further growth.</p>
Any other issues?	<p>The promoters have provided the following additional information –</p> <p>The development of this land for housing provides a logical extension of the village of Hardwick and will provide an integration of the existing village with properties running south along St Neots Road, up to and including the houses at Meridian Close.</p>
Can issues be mitigated?	In Part

Tier 3: Site Specific Factors

Capacity

Developable area	None (area if unconstrained 5.28ha)
Site capacity	158 dwellings
Density	30pdh

Potential Suitability

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

Is the land in single ownership?	No
Site ownership status?	Consortium of landowners own the land – Hardwick Consortium
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed but there has been interest shown 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?	No

Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	N/a
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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Hardwick
Site name / address	Toft Road, Hardwick
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary.
Description of promoter's proposal	15-20 dwellings
Site area (hectares)	3.61 ha
Site Number	268
Site description & context	The site is on the southern edge of Hardwick west of Main Street and adjoins residential development to the north-east and large fields in open countryside in all other directions. There is Portway Farm building adjacent to the south-eastern boundary of the site. The site is an arable field.
Current or last use of the site	Agricultural land.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2000 – Planning permission was refused for an agricultural dwelling on part of the site adjacent to Portway Farm. (S/0542/00/O)
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	The site is an arable field on the southern edge of Hardwick and adjoins residential development to the north-east and large fields in open countryside in all other directions. No strategic considerations have been identified that would prevent development of this 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 site is approximately 250 m south of the conservation area. Development of this site will have an adverse effect on setting of the village and the conservation area as significant rural character and hedged frontage is likely to be lost in providing visibility splays required. • Non-statutory archaeological site – the site is located to the south west of a possible medieval homestead moat. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – a bridleway follows the northern boundary of the site from Mann Street westwards. • Biodiversity features (Claylands) – these landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey

	<p>partridge and brown hare. 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"> • The site is agricultural land grade 2.
Physical considerations?	<ul style="list-style-type: none"> • Air quality issues – this location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – there appears to be an agricultural storage building to the south. However 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 location of site entrance.
Townscape and landscape impact?	<p>Hardwick is a small village situated in the Western Claylands region of South Cambridgeshire. The setting for the village is described in the South Cambridgeshire Village Capacity Study (SCVCS) 1998 as a broad scale rolling largely arable landscape. Large open fields with few trees or hedgerows dominate the surroundings.</p> <p>The village edge to Hardwick is well defined and well screened with tree cover and mature hedgerows except in the extreme south where the SCVCS identifies the edge as being exposed with linear development along Main Street being visible from the wider landscape. The site is on this southern edge and forms part of the network of large open fields that extends to the west and south into wide open countryside highlighted by the SCVCS as creating the landscape setting to the village.</p> <p>In approaching the village from the south the houses to the north of the site are the first glimpses of the village through the mature hedgerow with trees that forms the boundary of the site along Main Road. The northern boundary of the site alongside the housing is open in parts but with some mature trees screening the new development in Grace Crescent. This part of the village is characterised by linear housing development visible from the west due to its slightly raised elevation.</p> <p>Development of this site would have a significant adverse impact on the townscape and landscape of this area, as it would be contrary to the linear character of this part of the village and would result in the encroachment of the built area into the open countryside.</p>
Can any issues be mitigated?	<p>No – it is not possible to mitigate the impacts on the townscape and landscape.</p>

Infrastructure	
Highways access?	<p>The Highways Agency has advised that the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of resolving this. However, the A428 corridor is within the remit of the A14 strategic study, further adding to the uncertainties.</p> <p>Regarding sites in the A428 corridor (estimated capacity of approximately 11,721 dwellings on 21 sites), three quarters of this total is accounted for on just three sites along the southern edge of the A428. Development on these sites is likely to be largely Cambridge-centric but St Neots is also likely to attract a significant amount of trips. For instance rail connectivity via St Neots is likely to be an attractive alternative to Cambridge. Even a modest residual demand between these sites and St Neots could be critical.</p> <p>Conversely, there is some scope for these larger sites to enhance the overall transport sustainability of Cambourne and other local settlements through better integration, with the potential to offset some of the new demand. The capacity to accommodate new development on this corridor is directly related to this scope, which will need to be demonstrated by the promoters.</p> <p>With regard to the smaller sites in this group, there is undoubtedly some scope to accommodate some of this capacity as infill development. Sites at Eltisley, however, are problematic given the current state of that section of the A428, and particularly at the local road junctions with the A428.</p> <p>A junction located on Toft Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – no significant impact on existing network. • Mains water – the site falls within the Bourn Tower distribution zone, within which there is a minimum spare capacity of 240 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Bourn Tower distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in the capacity of the Bourn Tower distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Hardwick is already served by gas and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.

	<ul style="list-style-type: none"> Mains sewerage – The Bourn wastewater treatment works 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. The developer will fund this assessment and any mitigation required.
Drainage measures?	No FRA provided.
School capacity?	<p>Hardwick has one primary school with a PAN of 45 and school capacity of 315, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 92 surplus primary places in Hardwick taking account of planned development in Hardwick, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a need for early years places and a maximum of 7 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Comberton Village College and/or the provision of a new school.</p>
Health facilities capacity?	<p>Comberton Surgery (1.38 miles) – No capacity.</p> <p>Bar Hill Health Centre (3.06 miles) – No capacity and needs replacing.</p> <p>Monkfield Medical Practice Cambourne (3.23 miles) – Could be extended. Extension planned for extra 950 homes. Would need new facility to meet further growth.</p>
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.
Does the site warrant further assessment?	No.

Tier 3: Site Specific Factors

Capacity

Developable area	None (if unconstrained 2.71 ha)
Site capacity	None (if unconstrained 81 dwellings)
Density	30 dph

Potential Suitability

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

Is the land in single ownership?	Yes
Site ownership status?	Individual landowner
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> • The promoter indicates that the site is not available immediately. • The promoter indicates that the site could become available 2016-21

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?	No

Are there any cost factors that would significantly affect deliverability?	no
Could issues identified be overcome?	No issues identified.
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</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.