

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

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

Index of Harston Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 030	180 High Street, Harston	7 dwellings	1778
Site 118	Land to the east of Button End and South of Beech Farm Cottages, Harston	12 dwellings	1785
Site 119	Land to the north of Church Street, Harston	15 dwellings	1792
Site 164	158 High Street, Harston	14 dwellings	1799
Site 226	Land to the rear of 98 - 102 High Street Harston	65 dwellings	1806
Site 228	Land south of 92 High Street, Harston	90 dwellings	1814
Site 288	Land north of 70 High Street, Harston	20 dwellings	1821
Site 289	Land at and to the rear of 98 - 102 High Street, Harston	28 dwellings	1828

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Harston
Site name / address	180 High Street
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	14 dwellings (note: site does not meet the size threshold, however sites are allocated for residential development of 10 or more dwellings, a requirement that the promoter's proposal meets, and the capacity will be tested through the assessment)
Site area (hectares)	0.24 ha
Site Number	030
Site description & context	<p>The site is on the northern edge of Harston located to the south of the corner junction of the High Street (A10) and London Road (B1368). There are residential uses to the south and east of the site.</p> <p>The site comprises a large property used as a restaurant and formerly a public house, which overlooks the road junction. There is hard standing for car parking to the rear and side of the property and also an area of grass. There is a small building within the car parking area.</p>
Current or last use of the site	Restaurant
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	An application for a 32 bed roomed hotel and extension to the public house was refused in 1990. The reason for refusal was the scale of the expansion, which would result in overdevelopment of the site with insufficient car parking within the scheme.

	<p>Outline planning permission with conditions was given in 1987 for 5 dwellings on the land adjoining the 'Old English Gentleman' public house.</p> <p>Two planning applications have been refused for residential development in 1980 which included land to the rear of 168 High Street (this forms part of Site 164). The reason for refusal for both was that the design and layout would involve the provision of an access to a backland site, the development of which for two dwellings to the rear existing residential properties is unacceptable by reason of overlooking , loss of privacy and general disturbance. If permitted the proposal would create a precedent which would make all the more difficult to refuse applications for residential development on land to the rear of existing properties.</p>
Source of site	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?	<ul style="list-style-type: none"> Proximity to hazardous installations – The site is within the Health and Safety Executive Area for the Bayer CropScience Limited, Cambridge Road, Hauxton.
Tier 1 conclusion:	The site is located on the northern edge of Harston. It comprises of a former public house now used as a restaurant situated at the junction of the High Street and London Road. There are residential areas to the south and east of the site. The main building overlooks the road junction with hard standing for car parking and an area of grass to the rear of the main building on the site. The site is within the Hauxton area.
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 - Crop marks to the north indicate the location of probable settlement and boundaries of late prehistoric or Roman date. Archaeological works could be secured by condition of planning permission.

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – there are protected trees in the front garden of 167 High Street which on the opposite side of the road west of the site. • 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 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>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise - Noise from High St / London Rd junction but can be mitigated by design and layout, which may influence density, therefore no objection in principle.
<p>Townscape and landscape impact?</p>	<p>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village. The hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road. The A10 road has been an important transport link between Cambridge and Royston since the Middle Ages attracting travellers, which has meant that over time a number of inns and trades people located along it.</p> <p>Approaching the village from the north there is a large area of woodland and lakes up to the village boundary, which creates according to the SCVCS a distinct separation between Harston and Hauxton the neighbouring village along the A10.</p> <p>The site is on the northern edge of the village at the junction of the A10 with the London Road. This is a busy road junction that now has traffic lights to control the flow of vehicles. The main building on the site was formerly a public house now being used as a restaurant and it is positioned so that it looks out over this road junction in a way characteristic of a roadside inn. It is close to the road edge. It faces north so can be seen clearly on entering the village from the north.</p> <p>There are no fences or hedges along the two roadside edges, which results in wide-open views into the site from these boundaries. To the rear of the main building is hard standing for car parking and an area of grassland that is all highly visible from the A10. From the</p>

	<p>London Road there is an area of grass with a single mature tree within it with open views into and from the site. This openness around a building is not characteristic of the linear hidden nature of neighbouring residential properties, which typically are set well back from the road and have mature hedges and trees screening them from views from the road.</p> <p>The residential properties that adjoin the site to the south and east are very close to the site boundary, which is formed by a fence.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. The scale of development on this site would be out of character with the surrounding low density, where properties are set back from the road in large plots.</p>
Can any issues be mitigated?	No. Significant townscape impacts - development of the scale proposed would not be compatible with its surroundings.

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & 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 London 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 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. 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. • Gas - Harston is a settlement served by gas and since this is a smaller site of less than 150 dwellings it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development

	site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided.
School capacity?	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 14 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 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?	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton growth.
Any other issues?	<p>The promoter has provided the following information as to the benefits of developing the site –</p> <p>Affordable inclusion.</p>
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

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.24 ha if unconstrained)
Site capacity	7 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?	Manhattan Corporation Ltd
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed and promoters would develop themselves.
When would the site be available for development?	<ul style="list-style-type: none"> The promoter indicates that the site is not available immediately because there is a tenant on site that can be removed The promoter indicates that the site could become available 2011-16

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 identified
Are there any cost factors that would significantly affect deliverability?	None identified (however there are currently tenants on the site.)
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 4 Least 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 concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>
--	--

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; inside 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	Harston
Site name / address	Land to the east of Button End and South of Beech Farm Cottages.
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 12 dwellings with open space
Site area (hectares)	0.58 ha.
Site Number	118
Site description & context	<p>The site is on the edge of the southern part of Harston. The northern boundary is adjacent to the road – Button End and beyond is open countryside. The western boundary has a residential property (22 Button End) with a long garden adjacent to it for its entire length. To the east and north is countryside. A footpath follows the eastern boundary and it is this that marks the eastern extent of the site as there is no hedge boundary – the site is part of a larger open field.</p> <p>The site is an agricultural field.</p> <p>The large agricultural buildings associated with Beech Farm are to the south east (this is being considered as a site – Site 119)</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
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"> • Prevents coalescence between settlements and with Cambridge <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. Harston is within one of the outer rural areas of the GB where views of Cambridge City are absent. The GB in this part of the village assists in creating a rural character to Harston thereby preserving the special landscape setting south of Cambridge.</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"> • Minerals and Waste LDF designations – the entire site is within a safeguarding area for sand and gravel.
Tier 1 conclusion:	<p>The site is on the edge of the southern part of Harston. The northern boundary is adjacent to the road – Button End and beyond is open countryside. The western boundary has a residential property (22 Button End) with a long garden adjacent to it for its entire length. To the east and north is countryside. A footpath marks the eastern boundary.</p> <p>The site is an agricultural field, which is within a safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy. The site is 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"> • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages. • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed buildings – Harston House at 38 Church Street is a Grade II* Listed Building is east of the site (300 m). To the south west of the site are the Church of All Saints is Grade II* Listed, the former vicarage at 67 Church St is Grade II, and Manor House Church St is grade II*. Development of the site could impact the set of this group of Listed Buildings. Park House, High Street is Grade II Listed and is some 470 metres from the site across open fields. Non-statutory archaeological site - Cropmarks to the immediate north indicate the location of settlement of probable late prehistoric and/or Roman date. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Important Countryside Frontage – the road frontage to the south of the site along Church Street is identified as an ICF for the width of the field. Public Rights of Way – a footpath follows the eastern boundary of the site from the road Button End towards Beech Farm. 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 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. Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.
Physical considerations?	None
Townscape and landscape impact?	Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having areas with identifiable characteristics. Church Street and the southern part of the High Street comprise the historic core and they have a linear form containing a mix of old and newer buildings. The study particularly notes the tranquil character of Church Street being off the main Cambridge to Royston Road.

	<p>The site is located north of Church Street on land to the south of Button End. It is part of a larger field on the edge of the village. There is no hedge or field boundary to identify the eastern extent of the site but a public footpath follows its eastern boundary and this has been used to mark the edge. The footpath links Button End with Beech Farm to the south.</p> <p>The road edge with Button End does not have a fence or hedge, which results in an open view southwards across the farmland towards Harston and wide open views northwards into open countryside. The SCVCS describes the landscape setting of Harston as being primarily characterised by a mixture of large arable fields, very open views, broken up by occasional treebelts between fields. The site is part of this network of large arable fields.</p> <p>There is an important countryside frontage to the west of Beech Farm along church Street which consists of mature trees that partly screen views northwards across an enclosed field with mature trees and hedgerow boundaries which the SCVCS describes as providing a strong rural edge to this part of Harston. The site is in the open countryside beyond the enclosed field. This frontage enhances the tranquil rural character for this part of Church Street – a key attribute listed in the SCVCS.</p> <p>All Saints Church along with the Manor House is situated off Church Street south of the site. There is a parkland setting created by the grounds of the manor which adds to the tranquil character of Church Street. Development of the site could impact on views of the church.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. The site forms an important part of the historic and rural setting of this part of the village where there are several Grade II* and II Listed Buildings. It would also have a detrimental impact on the Important Countryside Frontage to the south.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of several Grade II* Listed buildings and the Important Countryside Frontage to the south, which it would not be possible to mitigate.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & 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</p>

	<p>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 Button End 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 CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 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. 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. • Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	From the OS map a drainage channel / stream follows the southern boundary.
School capacity?	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 12 dwellings could generate a need for early years places and a maximum of 4 primary school places and 3 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?	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton 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

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.39 ha if unconstrained)
Site capacity	12 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?	Jesus College
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed. It is considered that when the site is that there will be interest from developers according to the promoter.
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 to their knowledge
Are there any cost factors that would significantly affect deliverability?	None to their knowledge
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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Harston
Site name / address	Land to the north of Church Street
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	15 dwellings with associated open space and landscaping
Site area (hectares)	0.72 ha.
Site Number	119
Site description & context	<p>The site is on the edge of the southern part of Harston, north of Church Street. There are residential uses to the east of the site and Beech Farm and further residential properties to the south. To the west is an enclosed field that links northwards with the wider countryside. To the north east of the site is a sewage pumping station.</p> <p>The site comprises of a number of large agricultural buildings associated with Beech Farm. There is an area of grass with trees on the southern third of the site. The building in the northern part of the site has planning permission for use as stables. Additionally on the eastern part of the site a former agricultural building has permission for use for engineering.</p>
Current or last use of the site	Commercial / agricultural use
Is the site Previously Developed Land?	Yes / No
Allocated for a non-residential use in the current development plan?	No
Planning history	Site Specific Proposals DPD 2006 – Objection site 58. A larger site which included this one plus Beech Farm to the south of the current site was considered by the inspector.

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

	<p>Planning permission was given for stables in the northern section of the site in 2000.</p> <p>Permission was given in 1999 for a small agricultural building on the eastern edge of the site to be converted from agricultural use to be used as an engineering workshop.</p> <p>Planning permission was refused for residential use of this site in 1987. The reasons for refusal included was that the development was of a scale and location contrary to the settlement policies of the then Structure Plan.</p>
Source of site	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?	<ul style="list-style-type: none"> Minerals and Waste LDF designations – the entire site is within a safeguarded area for sand and gravel
Tier 1 conclusion:	<p>The site is on the edge of the southern part of Harston, north of Church Street. There are residential uses to the east of the site and to the south. To the west is an enclosed field that links northwards with the wider countryside. To the north east of the site is a sewage pumping station.</p> <p>The site comprises of a number of large agricultural buildings associated with Beech Farm with an area of grass with trees on the southern third of the site.</p> <p>The site is within a minerals safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed buildings – Harston House at 38 Church St is a Grade II* Listed Building is east of the site (100m). To the west of the site are the Church of All Saints is Grade II* Listed, the former vicarage at 67 Church St is Grade II, and Manor House Church St is Grade II*. Development of the site could impact the set of this group of Listed Buildings. Park House, High Street is Grade II Listed and is some 400 metres from the site across open fields. Non-statutory archaeological site - The site is located in the historic core of the village to the east of the medieval parish All Saints church. There is also evidence for prehistoric and Roman activity in the vicinity. 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"> Important Countryside Frontage – the road frontage to the west of the site along Church Street is identified as an ICF for the width of the field. Also the road frontage to the east along Church Street adjacent to Harston House is an ICF and for the entire length of the gap between 12 Church St to 21 High Street Public Rights of Way – a footpath follows the eastern boundary of the site from Church Street northwards. Biodiversity /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 Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.
Physical considerations?	<ul style="list-style-type: none"> Land contamination - Commercial / agricultural use, requires assessment, can be conditioned
Townscape and landscape impact?	<p>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having areas with identifiable characteristics. Church Street and the southern part of the High Street comprise the historic core and they have a linear form containing a mix of old and newer buildings. The study</p>

	<p>particularly notes the tranquil character of Church Street being off the main Cambridge to Royston Road.</p> <p>The site is located north of Beech Farm on Church Street and currently in agricultural and commercial use. It has residential neighbours to the east and south, which look into the site. There are trees within the gardens of these properties that provide some screening of these views</p> <p>There is an important countryside frontage to the west of Beech Farm which consists of mature trees that partly screen views northwards into open fields and wider countryside beyond and north –eastward towards the site. This frontage enhances the tranquil rural character for this part of Church Street – a key attribute listed in the SCVCS.</p> <p>All Saints Church along with the Manor House is situated off Church Street west of the site. There is a parkland setting created by the grounds of the manor which adds to the tranquil character of Church Street. Development of the site could impact on views of the church.</p> <p>The SCVCS states that the small enclosed fields with mature trees and hedgerow boundaries provide a strong rural edge to this part of Harston. The enclosed field west of the site is an example of such a field. This western boundary of the site has numerous trees along it as has the northern boundary of the site. The SCVCS identifies the views across small fields with hedgerows from this point as providing a transition between the village core and large open fields to the north.</p> <p>There is also east of the site along Church Street an important frontage where countryside is brought within the heart of the historic core of the village. This creates an area of woodland into the centre of the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. Although there is potential for improving the site with the removal of the farm buildings, redevelopment for housing will alter the character of this rural part of the village. The site forms an important part of the historic and rural setting of this part of the village where there are several Grade II* and II Listed Buildings. It would also have a detrimental impact on the Important Countryside Frontage to the south west.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of several Grade II* Listed buildings and the Important Countryside Frontage to the south west, which it would not be possible to mitigate.</p>

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & 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>The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site.</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 3000 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. 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. • Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this
Drainage measures?	<p>No FRA provided.</p> <p>From the OS map it is evident that there are drainage channels from the river that follow all but the southern boundary of the site.</p>
School capacity?	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and</p>

	4 secondary places. 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.
Health facilities capacity?	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton 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 (0.49ha. if unconstrained)
Site capacity	15 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?	Jesus College
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
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 to their knowledge
Are there any cost factors that would significantly affect deliverability?	None to their knowledge
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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Harston
Site name / address	158 High Street
Category of site:	A development within the existing village development framework boundary
Description of promoter's proposal	15-20 dwellings
Site area (hectares)	0.71ha
Site Number	164
Site description & context	<p>The site is east of the A10 in the northern part of Harston village. It is surrounded on all sides by residential uses.</p> <p>The site comprises a house - no 158 High Street that adjoins the main road. This property has a long garden, which is included in the site. Land to the rear of 156 High Street is also included in the site and forms the southern boundary. Further land rear of 164 and 168 High Street forms the northern section of the site and is a mix of grass and scrubland with groups of trees.</p>
Current or last use of the site	Residential and garden
Is the site Previously Developed Land?	Part of site with house on it is PDL
Allocated for a non-residential use in the current development plan?	No
Planning history	Outline planning permission was granted in 1992 for one dwelling on land adjacent to 168 High Street. Although the access to the A10 is further north from the site now being considered the planning permission included backland (land rear of 168 High St) now being proposed for housing. This includes the northern half of the current site to the rear of 168 and 164 High Street. An application for 3-4 houses on this land had been refused in 1980.

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

Group Village

Site 164 158 High Street, Harston

Page 1799

	<p>An appeal was allowed in 1980 for one dwelling on the land to the rear of 168 High Street. This land is part of the current site being proposed for housing. The Council had refused the application because of the traffic impact onto the A10 but the inspector considered that there would be sufficient turning space within the site to allow for vehicles to safely access the A10.</p> <p>There have been a number of planning applications for larger scale residential development of the land to the rear of the High Street which have been refused in the 1980s on the grounds that such backland development would create a precedent which would make all the more difficult the refusal of other applications for residential development to the rear of High Street and London Road. Also the adverse impact of increased traffic movements onto the A10.</p>
Source of site	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?	<ul style="list-style-type: none"> Proximity to hazardous installations – The site is within the Health and Safety Executive Area for the Bayer CropScience Limited, Cambridge Road, Hauxton.
Tier 1 conclusion:	The site is east of the A10 in the northern part of Harston. It is surrounded by residential uses. The site comprises of a residential property (158 High St) and its garden and land to the rear of 156 and 164 High St which is part of the gardens of these properties. Also land to the rear of 168 High Street which is a mix of grassland and scrubland.
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 - Cropmarks to the north indicate the location of probable settlement and boundaries of late prehistoric or Roman date. Archaeological works could be secured by condition of planning permission.

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> 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 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>Physical considerations?</p>	<p>None</p>
<p>Townscape and landscape impact?</p>	<p>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village. The hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road.</p> <p>The linear character of the house and garden – 158 High Street is typical of those properties adjoining the A10. The adjoining properties along this section of the A10 are screened by mature trees and well-established hedges and are set back from the road. This is listed in the SCVCS as a key attribute – long garden of houses fronting the High Street. The land behind these houses that forms the site cannot be seen from the A10 and is enclosed by the surrounding residential properties.</p> <p>Development of this site would have a neutral effect on the landscape and townscape setting of Harston. It forms an area of backland development to the rear of the residential properties. There are a number of trees scattered within it, some of which follow the lines of the property boundaries. The area that forms the northern part of the site is scrubland. Other than the removal of a property on the road frontage, the development will not be visible.</p>
<p>Can any issues be mitigated?</p>	<p>Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site.</p>

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & 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 the A10 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 CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 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. 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. • Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided.
School capacity?	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 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>

	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.
Health facilities capacity?	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton growth.
Any other issues?	The promoter provided the following additional information – Opportunities from development - Provision of 6-8 affordable homes / 9-12 family homes.
Can issues be mitigated?	Yes
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	0.48 ha.
Site capacity	14 dwellings
Density	30 dph

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Single individual landowner.
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?	
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 limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; inside 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	Harston
Site name / address	Land to rear of 98 to 102 High Street
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	72-100 dwellings with potential for public open space
Site area (hectares)	2.87
Site Number	226
Site description & context	<p>The site is in the middle of Harston adjoining the A10. To the north of the site are residential areas. Two houses adjoin the southern boundary near the A10. There is pastureland to the east and south of the site, which extends out into open countryside.</p> <p>The site includes three residential properties with their gardens, which face onto the A10 – 98, 100 and 102 High Street. The site is 'L' shaped and its northern boundary wraps around the cul-de-sac High Meadows. The majority of the site is pastureland with a small building in the northwest corner of the field.</p> <p>The western part of the site adjoining the A10 is considered as a single site – Site 289.</p>
Current or last use of the site	Residential and fenced pasture
Is the site Previously Developed Land?	Yes / No
Allocated for a non-residential use in the current development plan?	No
Planning history	Outline planning permission has been given for the demolition of the properties of 98-102 High Street and the erection of 5 dwellings within the boundaries of these properties in July 2010 (S/1230/10/F).

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

Source of site	Site suggested through call for sites
-----------------------	---------------------------------------

Tier 1: Strategic Considerations	
Green Belt	<p>The majority of the site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <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. This part of the GB in Harston does not provide views of Cambridge city but has the function of providing a distinctive setting to one of the approaches to the city. It assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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"> • Minerals and Waste LDF designations – the entire site is within a mineral and waste safeguarding area for sand and gravel.
Tier 1 conclusion:	<p>The site is in the middle of Harston east of the A10. There are residential areas to the north and west of the site. To the south and east is pastureland extending into open countryside. The site includes 98 –102 High Street, which are three residential properties and their gardens. The majority of the site is pastureland.</p> <p>The site is within a safeguarding area for sand and gravel identified in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p> <p>The majority of the site is located in 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"> • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages. • A landscape which retains a strong rural character

Does the site warrant further assessment?	Yes
--	-----

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings - 91 and 93 High Street and Park House and its stables are all Grade II Listed Buildings, the properties being some 70 metres from the site on the opposite side of the A10. Non-statutory archaeological site - Cropmarks to the west indicate the location of probable settlement of late prehistoric or Roman date. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders - there are protected trees within the grounds of the large property at 94 High Street. Part of this group of trees is adjacent to the south- western boundary of the site. Important Countryside Frontage – south of 94 High Street there is gap in the built development of the village and this is identified as an important countryside frontage. Public Rights of Way – a footpath from the A10 around the edge of 94 High Street then follows the southern boundary of the site 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 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. Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.
Physical considerations?	<ul style="list-style-type: none"> Noise issues - 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?	Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a

	<p>distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village. The hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road.</p> <p>The SCVCS describes the landscape setting of Harston as primarily characterised by a mixture of large arable fields, very open views, broken up by occasional treebelts between fields.</p> <p>The three houses within the site are well screened from the A10 with the characteristic mature front garden that hides the property from the busy road. The pastureland behind the properties forms part of an area that is described by the SCVCS as being enclosed fields. It has within it groups of trees. The study specifically identifies the well-wooded track, which follows the southern boundary of the site. The SCVCS sees these enclosed features on the east side of the A10 as being in marked contrast to the open fields to the west of the road. Such enclosed fields and tree groups provide a transition between village and open fields. This is identified as a key attribute of Harston.</p> <p>To the south of the site there is a gap in the built form of the village where open countryside is directly within the heart of the village, designated Important Countryside Frontage. Along this gap is a hedgerow which allows glimpses through it to fields beyond. Looking north from this gap the hedgerow and groups of trees that follow the track on the site's southern boundary screen views into the site from this roadside frontage. The protected trees within the garden of 94 High Street add to the wooded character of this viewpoint.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. Development would result in the loss of a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10, and loss of hedgerow to the road frontage to gain access would have a detrimental impact.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and result in the loss of important rural character, which it would not be possible to mitigate.</p>

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & 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 the High Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>The promoter has stated in the Call for sites questionnaire the following – It has been demonstrated that an access can be achieved to the site as part of a previous application on numbers 98-102 High Street, Harston (S/1230/10) which would facilitate development on the frontage and as such the site must be considered to be deliverable.</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 3000 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. 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. • Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	Harston has one primary school with a PAN of 21 and school capacity of 147, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 6 primary

	<p>places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 100 dwellings could generate a need for early years places and a maximum of 35 primary school places and 25 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?	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton 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

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 2.15 ha.)
Site capacity	65 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 in the ownership of a single family.
Legal constraints?	The existing dwellings are let to tenants however vacant possession could be obtained within 2 months. The site is therefore available for residential development.

Is there market interest in the site?	The site has not been marketed. However the planning consultants acting on behalf of the promoter have stated that, in their opinion, the site represents an attractive and viable proposition for the development industry.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The promoter indicates that the first dwellings could be completed on site 2011-16 The promoter indicates phasing - 2011-16 =60 2016-21 = 40
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?	
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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Harston
Site name / address	Land south of 93 High St
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	100-140 dwellings with potential for public open space
Site area (hectares)	4.01ha
Site Number	228
Site description & context	<p>The site is in the middle of Harston east of the A10. To the south of the site is a residential area. A track follows the northern boundary and there is house adjacent to the northwest corner of the site adjacent to the High Street. Beyond the track is pastureland. To the east is open countryside.</p> <p>The site is pastureland.</p>
Current or last use of the site	Fenced pasture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	<p>2004 Local Plan - The inspector considered the designation of the Important Countryside Frontage on the High Street and rejected the suggestion that it should be removed. In his report he stated '<i>...44.12 This ICF occurs roughly at the mid-point of the High Street. I agree with the objector that the site is already strongly protected by its Green Belt status, but the site offers views of open countryside and in my view it fulfills the defined purpose of such frontages, which I have generally supported. I therefore do not support the objector's request that the ICF designation be deleted.</i>'</p>

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

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"> • Prevents coalescence between settlements and with Cambridge <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. This part of the GB in Harston does not provide views of Cambridge city but has the function of providing a distinctive setting to one of the approaches to the city. It assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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"> • Minerals and Waste LDF designations – the entire site is within a minerals safeguarding area for sand and gravel.
Tier 1 conclusion:	<p>The site is in the middle of Harston east of the A10. To the south of the site is a residential area. A track follows the northern boundary and there is house adjacent to the northwest corner of the site adjacent to the High Street. Beyond the track is pastureland. To the east is open countryside. The site is pastureland.</p> <p>The site is 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"> • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages. • A landscape which retains a strong rural character <p>The site is within a minerals safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – 91 and 93 High Street and Park House and its stables are all Grade II Listed Buildings, the properties being opposite side of the A10 from the site. Non-statutory archaeological site - Cropmarks to the north west indicate the location of probable settlement of late prehistoric or Roman date. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – within the grounds of Park House near to the road there is a large group of protected trees which include several broadleaf and coniferous trees- consisting mainly of ash; horse chestnut, lime, pine, sycamore and yew. Important Countryside Frontage – the edge of the site with the A10 for its entire length is identified. Public Rights of Way – a track follows the northern boundary of the site from the A10 in an eastward direction. 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 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. Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.
Physical considerations?	<ul style="list-style-type: none"> Noise issues - Noise from High St but can be mitigated by design and layout, which may influence density, 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>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village.</p>

	<p>The site is located within the heart of Harston and is part of where the open countryside intrudes into the centre of the village. The western boundary of the site along the A10 is formed by a hedgerow with trees that allows for broken view out into enclosed pastureland and beyond into open countryside. This section of the road has a distinctly rural character providing as it does an important countryside frontage. The SCVCS has identified this special rural edge coming directly into the village heart and has it within the list of key attributes of Harston.</p> <p>The SCVCS notes that the hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road. This is the case of the listed property – Park House – which is located on the opposite side of the road to the site and the mass of protected trees in the grounds fronting the road completely screen the house.</p> <p>The SCVCS describes the landscape setting of Harston as being primarily characterised by a mixture of large arable fields, very open views, broken up by occasional treebelts between fields. The fields beyond the eastern boundary of the site are typical of this wider rural setting of the village with large open fields with groups of trees.</p> <p>The houses in The Limes along the southern boundary have clear views overlooking the site from the south. There are trees along this boundary edge of the pastureland with the back gardens of the houses. A track follows the northern boundary of the site, which has many trees along side it providing a wooded edge to the site.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. Development of this large site would result in the loss of countryside which forms an important part of the rural character of this part of the village, designated Important Countryside Frontage. The land forms a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10 and development would have a detrimental impact on their setting.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and Important Countryside Frontage, resulting in the loss of important rural character, which it would not be possible to mitigate.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated</p>

	<p>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 the High Street 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 CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 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. 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. • Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 140 dwellings could generate a need for early years places and a maximum of 49 primary school places and 35 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?	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton 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

Tier 3: Site Specific Factors

Capacity	
Developable area	None (3.01 ha if unconstrained)
Site capacity	90 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?	Single-family ownership.
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed. The planning consultants acting on behalf of the promoter have stated that the site in their opinion represents an attractive and viable proposition for the development industry.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site 2011-16 • The promoter indicates phasing – 2011-16 = 60 2016-21 = 80

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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Harston
Site name / address	Land north of 70 High St
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	30-40 dwellings with public open space
Site area (hectares)	0.99 ha.
Site Number	288
Site description & context	The site is in the middle of Harston east of the A10. To the south of the site is residential uses and to the east and north pastureland. The site is pastureland with no physical feature to mark the northern boundary of the site from the adjoining pastureland.
Current or last use of the site	Fenced pasture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	2004 Local Plan - The inspector considered the designation of the Important Countryside Frontage on the High Street and rejected the suggestion that it should be removed. In his report he stated ' <i>...44.12 This ICF occurs roughly at the mid-point of the High Street. I agree with the objector that the site is already strongly protected by its Green Belt status, but the site offers views of open countryside and in my view it fulfills the defined purpose of such frontages, which I have generally supported. I therefore do not support the objector's request that the ICF designation be deleted.</i> '
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"> • Prevents coalescence between settlements and with Cambridge <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. This part of the GB in Harston does not provide views of Cambridge city but has the function of providing a distinctive setting to one of the approaches to the city. It assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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"> • Minerals and Waste LDF designations – the entire site is within a minerals safeguarding area for sand and gravel.
Tier 1 conclusion:	<p>The site is in the middle of Harston east of the A10. To the south of the site is residential uses and to the east and north pastureland opening onto wider countryside.</p> <p>The site is pastureland with no physical feature to mark the northern boundary of the site from the adjoining pastureland.</p> <p>The site is 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"> • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages. • A landscape which retains a strong rural character <p>The site is within a minerals safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings – 91 and 93 High Street and Park House and its stables are all Grade II Listed Buildings, the properties being opposite side of the A10 from the site Non-statutory archaeological site - Cropmarks to the northwest indicate the location of probable settlement of late prehistoric or Roman date. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – within the grounds of Park House near to the road there is a large group of protected trees which include several broadleaf and coniferous trees- consisting mainly of ash; horse chestnut, lime, pine, sycamore and yew. Important Countryside Frontage – the edge of the site with the A10 for its entire length is identified. 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 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. Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.
Physical considerations?	<ul style="list-style-type: none"> Noise issues - Noise from High St but can be mitigated by design and layout, which may influence density, 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>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village. The landscape setting of Harston is primarily characterised by a mixture of large arable fields, very open views, broken up by occasional treebelts between fields.</p>

	<p>The site is located within the heart of Harston and is part of where the open countryside intrudes into the centre of the village. The western boundary of the site along the A10 is formed by a hedgerow with trees that allows for broken view out into enclosed pastureland and beyond into open countryside. This section of the road has a distinctly rural character providing as it does an important countryside frontage. The SCVCS has identified this special rural edge coming directly into the village heart and has it within the list of key attributes of Harston.</p> <p>The SCVCS notes that the hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road. This is the case of the listed property – Park House – which is located on the opposite side of the road to the site and the mass of protected trees in the grounds fronting the road completely screen the house.</p> <p>The houses in The Limes along the southern boundary have clear views overlooking the site from the south. There are trees along this boundary edge of the pastureland with the back gardens of the houses. There is no physical feature in the field to mark the northern boundary of the site. The eastern boundary of the site is with an enclosed wooded area.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. Development of this site would result in the loss of countryside which forms an important part of the rural character of this part of the village, designated Important Countryside Frontage. The land forms a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10 and development would have a detrimental impact on their setting.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and Important Countryside Frontage, resulting in the loss of important rural character, which it would not be possible to mitigate.</p>

<p style="text-align: center;">Infrastructure</p>	
<p>Highways access?</p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & 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</p>

	<p>(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 the High Street 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 CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 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. 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. • Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided
School capacity?	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40 dwellings could generate a need for early years places and a maximum of 14 primary school places and 10 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?	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton 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?	Yes / No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.67 ha if unconstrained)
Site capacity	20 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?	Single family ownership
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed. The planning consultants acting on behalf of the promoter
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site 2011-16 • The promoter indicates phasing – 2011-16 = 40

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?	
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.

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Harston
Site name / address	Land at and to the rear of 98 – 102 High Street.
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	40-55 dwellings with public open space
Site area (hectares)	1.38ha
Site Number	289
Site description & context	<p>The site is in the middle of Harston adjoining the A10. To the north of the site are houses in a cul-de-sac called High Meadows. Two houses adjoin the southern boundary near the A10. There is pastureland to the east and south of the site which extends out into open countryside. A footpath follows the southern boundary of the site.</p> <p>The site includes three residential properties, which face onto the A10 – 98, 100 and 102 High Street. The remainder of the site is pastureland with a small building in the northwest corner of the field.</p> <p>The site is adjacent to Site 228. It is also considered as part of a larger site – Site 226.</p>
Current or last use of the site	Residential and Fenced Pasture
Is the site Previously Developed Land?	Part of site with houses on is PDL
Allocated for a non-residential use in the current development plan?	No

Planning history	Outline planning permission has been given for the demolition of the properties of 98-102 High Street and the erection of 5 dwellings within the boundaries of these properties in July 2010 (S/1230/10/F).
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The majority of the site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <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. This part of the GB in Harston does not provide views of Cambridge city but has the function of providing a distinctive setting to one of the approaches to the city. It assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</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"> • Minerals and Waste LDF designations – the entire site is within a mineral and waste safeguarding area for sand and gravel.
Tier 1 conclusion:	<p>The site is in the middle of Harston east of the A10. There are residential areas to the north and west of the site. To the south and east is pastureland extending into open countryside. The site includes 98 –102 High Street, which are three residential properties and their gardens. The majority of the site is pastureland.</p> <p>The site is within a safeguarding area for sand and gravel identified in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.</p> <p>The majority of the site is located in 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"> • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character

	<p>of Green Belt villages.</p> <ul style="list-style-type: none"> • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings - 91 and 93 High Street and Park House and its stables are all Grade II Listed Buildings, the properties being some 70 metres from the site on the opposite side of the A10. • Non-statutory archaeological site - Cropmarks to the northwest indicate the location of probable settlement of late prehistoric or Roman date. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders - there are protected trees within the grounds of the large property at 94 High Street. Part of this group of trees is adjacent to the south- western boundary of the site. • Important Countryside Frontage – south of 94 High Street there is gap in the built development of the village and this is identified as an important countryside frontage. • Public Rights of Way – a footpath from the A10 around the edge of 94 High Street then follows the southern boundary of the site • 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 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. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) - Grade 2.
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - 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.

<p>Townscape and landscape impact?</p>	<p>Harston lies to the south of Cambridge and straddles the A10 Cambridge- Royston Road. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the village as having a distinctive linear shape, characterised by detached houses set well back from the A10 with long back gardens. This linear characteristic continues along London Road north of the village. The hedges and trees fronting the High Street in many places are so mature that the houses are hidden from view from the road.</p> <p>The three houses within the site are well screened from the A10 with the characteristic mature front garden that hides the property from the busy road.</p> <p>The SCVCS describes the landscape setting of Harston as primarily characterised by a mixture of large arable fields, very open views, broken up by occasional treebelts between fields.</p> <p>The pastureland behind the properties on the road forms part of an area that is described by the SCVCS as being enclosed fields. It has within it groups of trees. The study specifically identifies the well-wooded track, which follows the southern boundary of the site. The SCVCS sees these enclosed features on the east side of the A10 as being in marked contrast to the open fields to the west of the road. Such enclosed fields and tree groups provide a transition between village and open fields. This is identified as a key attribute of Harston</p> <p>To the south of the site there is a gap in the built form of the village where open countryside is directly within the heart of the village. along this gap is a hedgerow which allows glimpses through it to fields beyond. Looking north from this gap the hedgerow and groups of trees that follow the track on the site's southern boundary screen views into the site from this roadside frontage. The protected trees within the garden of 94 High Street add to the wooded character of this viewpoint.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Harston. Development would result in the loss of a transition landscape between the built edge of the village and wider agricultural landscape. The site forms part of the setting of Listed Building on the opposite side of the A10, and loss of hedgerow to the road frontage to gain access would have a detrimental impact.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and result in the loss of important rural character, which it would not be possible to mitigate.</p>

Infrastructure	
Highways access?	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & 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>This site is in principle acceptable to the Highway Authority.</p> <p>The promoter has provided the following additional information about access – It has been demonstrated that an access can be achieved to the site as part of a previous application on numbers 98-102 High Street, Harston (S/1230/10) which would facilitate development on the frontage and as such the site must be considered to be deliverable.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Gas - Harston is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield wastewater treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary the developer will fund this.
Drainage measures?	No FRA provided.
School capacity?	<p>Harston has one primary school with a PAN of 21 and school capacity of 147, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 6 primary places in Harston taking account of planned development in Harston, and a larger deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 55 dwellings could generate a need for early years places and a maximum of 19 primary school places and 14 secondary places.</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.
Health facilities capacity?	The Surgery, 11 Church Street, Harston, Cambs. – No capacity. Need extra space to meet Hauxton 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

Tier 3: Site Specific Factors

Capacity	
Developable area	None (0.93 ha if unconstrained)
Site capacity	28 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?	Single family ownership
Legal constraints?	The existing dwellings are let to tenants however vacant possession could be obtained within 2 months. The site is therefore available for residential development.
Is there market interest in the site?	The site has not been marketed. There has been developer interest in the frontage land. The planning consultants acting on behalf of the promoters have stated that in their opinion the site represents an attractive and viable proposition for the development industry.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site 2011-16 • The promoter indicates phasing – 2011-16 =25 2016-21 = 25
Are there any market factors that would significantly affect deliverability?	None
Are there any cost factors that would significantly affect deliverability?	None
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.