

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

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

**Index of Little Abington Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 024	Land north of Bourn Bridge Road (land west of 20 Bourn Bridge Road), Little Abington	223 dwellings	1868
Site 025	Land south of Bourn Bridge Road (land west of 23 Bourn Bridge Road), Little Abington	325 dwellings	1877
Site 026	Land south west of Little Abington (land south west of St Marys Church, Church Lane, Little Abington)	95 dwellings	1887
Site 028	Bancroft Farm, Church Lane, Little Abington	9 dwellings	1896
Site 029	Land to east of Bancroft Farm, Church Lane, Little Abington	89 dwellings	1904

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Little Abington
<b>Site name / address</b>	Land north of Bourn Bridge Road (land west of 20 Bourn Bridge Rd)
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	174 dwellings with public open space
<b>Site area (hectares)</b>	9.92ha
<b>Site Number</b>	024
<b>Site description &amp; context</b>	<p>The site is on the western edge of Little Abington, north of Bourne Bridge Road and south of Cambridge Road (A1307). It adjoins residential to the east. To the north- west is a hotel and restaurant at a roundabout junction close to the Fourwentways junction of the A11 and A1307. To the south – west of the site there is a café</p> <p>There is open countryside to the north and west beyond the two roads that form the boundaries of the site which have well established hedgerows – to the west is Newmarket Road and parallel to this the A11. To the north is the A1307.</p> <p>The site comprises of a large flat arable field.</p> <p>There is a further SHLAA site to the south – Site 25.</p>
<b>Current or last use of the site</b>	Arable land
<b>Is the site Previously Developed Land?</b>	No

<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	A planning application in 1949 was refused for residential use of the land. (SC/49/158)
<b>Source of site</b>	<ul style="list-style-type: none"> <li>Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	<p>The site is on the western edge of Little Abington with residential to the east. To the north- west of the site is a hotel and restaurant and to the south – west a café.</p> <p>There is open countryside to the north and west beyond the two roads that form the boundaries of the site – to the west is Newmarket Road and parallel to this the A11. To the north is the A1307.</p> <p>The site comprises of a large flat arable field not within the Green Belt.</p>
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – Temple café and restaurant is a grade II listed building is on a corner plot adjacent to the south - western of the site. Major adverse effect on setting of Temple Farm due to loss of openness and rural context. Abington Hall (Grade II*) to south</li> </ul>

	<p>of the site (680metres ) - Some adverse effect on setting and approach to listed building within the Repton designed landscape to Abington Hall due to loss of openness and rural approach to North Avenue and the garden.</p> <ul style="list-style-type: none"> <li>• Conservation Area – To east of site is the Little Abington Conservation Area (250metres) - Some adverse effect on setting and approach to Conservation Area due to the loss of the rural approach to this part of village and the Repton designed North Avenue and landscape to Abington Hall at the core of the CA.</li> <li>• Non-statutory archaeological site- Previous archaeological investigations in the vicinity have identified a possible long barrow and a round barrow in this area, and further associated features are also likely to survive. We would OBJECT to the development of this site.</li> </ul> <p>It would not be possible to mitigate impacts on the archaeology of the site because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the site.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – there is a group of protected trees along the western boundary of the site adjacent to the road. Also trees alongside Cambridge Road in the north part of the site.</li> <li>• Biodiversity features/ Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrows and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</li> <li>• Agricultural land grade 2.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone Western half is zone 2 and eastern zone is 3.</li> <li>• Land contamination – no issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise: Road Transport General The West of the site is close to the A11 and the North is bounded by the busy Cambridge Road. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential</li> </ul>

	<p>in this area is a material consideration in terms of health and well being and providing a high quality living environment.</p> <ul style="list-style-type: none"> <li>• However residential use is likely to be acceptable with careful noise mitigation – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing Roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle.</li> <li>• Noise: Industrial / Commercial Only The North east of the site is close to Travelodge and Comfort Cafe. Might be possible to coexist but possible off-site noise impacts or statutory nuisances so requires careful consideration prior to allocation? Hours of use and deliveries unknown. Noise not quantified so off site industrial noise mitigation may be required at source but no guarantee that they can be secured and viability and any detrimental economic impact on existing businesses should be considered prior to allocation?</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. These fields abut the western edge of the village. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</p> <p>The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is one of the flat enclosed arable fields to the west of Little Abington. The SCVCS identifies this as being a well defined but harsh edge to the village abutting houses – this well-defined edge is listed as a key attribute. The houses that abut the site have large gardens with well established hedges and trees within their grounds.</p>

	<p>Views into the site are screened by these.</p> <p>There is a belt of protected trees alongside the Cambridge Road (A1307) boundary of the site to the north, which encloses the field. Such a tree-lined road is listed in the SCVCS as a key attribute, which is part of the setting of the villages. There is also a belt of trees along the western border of the site with the Newmarket Road, which screens views westward towards the A11 and beyond to open countryside.</p> <p>The Temple – a listed building used as a café – is located adjacent to the south western corner of the site and is set in grounds with mature trees providing a screen. Development of the site would have a major adverse effect on the setting of this building due to the loss of openness and rural context.</p> <p>To the north west of the site is a hotel and restaurant. There is a mature hedgerow screening these buildings from views across the site. Glimpses of the hotel can be seen from the site through the hedgerow boundary.</p> <p>The southern edge of the site has no physical boundary with the road thereby creating a very exposed open landscape, with clear views across the site towards well-established hedgerow edges.</p> <p>Development of the site would have a significant adverse effect on the landscape setting of Little Abington by the loss of land providing a rural approach to the village. There would be a major adverse effect on the setting of the listed Temple complex adjoining the proposed site.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 and A11 will need to be completed.</p>

<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Linton 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.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided.</p>
<p><b>School capacity?</b></p>	<p>Little Abington does not contain a primary school but shares one with Great Abington. This primary school has a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 25 surplus primary places in Great Abington taking account of planned development in Great Abington, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 170 dwellings could generate a need for early years places and a maximum of 60 primary school places and 43 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>
<p><b>Health facilities capacity?</b></p>	<p>Linton Health Centre (2.54miles) – Some spare capacity. Sawston Medical Practice London rd (2.71miles) – Lots of capacity because moved to new premises in 2006</p>
<p><b>Any other issues?</b></p>	<p>The promoter has provided the following additional information –</p> <p>40 % of the land will provide strategic infrastructure including public open spaces and roads.</p>

	<p>Also the opportunities of developing the site the promoter listed the following -</p> <ul style="list-style-type: none"> <li>• More housing as part of a high quality well designed built environment to help alleviate housing pressures in South Cambs and the wider sub region.</li> <li>• More affordable and diverse range of housing within a balanced housing market.</li> <li>• Locating new development in a well connected location that benefits from strategic transport corridors of the A11 and the A1307 providing excellent links to the M11, Cambridge, Haverhill and Newmarket; linking people to jobs, schools, health and other services.</li> <li>• Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment such as Granta Park will help to sustain and enhance its role in leading in the education, research and knowledge based industry.</li> <li>• Physical encroachment into the countryside will be limited because well defined physical boundaries already exist on all sides of the site , namely the A11 to the west ; the Fourwentways Service Area to the north –west ; the A1302 to the north , the edge of the village to the west; and Bourn Bridge Road to the south.</li> <li>• New development will be in harmony with the wider countryside because the site is relatively flat and the mature tree belts on the west, north and east boundaries will be retained.</li> <li>• Providing landscaped areas will create a landscape and habitat links across the development embedding the scheme into the local landscape and providing opportunities for creative and structured play.</li> <li>• Enhancing positive environmental impacts through providing facilities to encourage safe local walking and cycling.</li> <li>• Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to flooding.</li> </ul>
<p><b>Can issues be mitigated?</b></p>	<p>No</p>

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None (area if unconstrained 7.44ha)
<b>Site capacity</b>	223 dwellings
<b>Density</b>	30dph

#### Potential Suitability

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

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Single landowner
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed.
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>The promoter indicates that the site is not available immediately because there is an existing use on the site.</li> <li>The promoter indicates that the site could become available 2011-16</li> </ul>

#### Achievability

<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	Planning obligations
<b>Are there any cost factors that would significantly affect deliverability?</b>	Planning obligations

<b>Could issues identified be overcome?</b>	Should be negotiated
<b>Economic viability?</b>	<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>

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Little Abington
<b>Site name / address</b>	Land south of Bourn Bridge Road ( land west of 23 Bourn Bridge Road)
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	388 dwellings with open space and a local centre accommodating small-scale community facilities such as doctor's surgery and shops.
<b>Site area (hectares)</b>	21.64ha
<b>Site Number</b>	025
<b>Site description &amp; context</b>	<p>The site is on the western edge of Little Abington south of Bourn Bridge Road and east of Newmarket Road. To the north is open countryside up to and beyond the A1307. To the west is the A11 (T) with large arable fields beyond. To the east is residential. South is the River Granta and beyond is the Granta Park employment area.</p> <p>The site comprises of two arable fields divided from north to south by a track, which is enclosed by hedges. The south- eastern corner of the site is woodland adjacent to the river which extends eastward behind properties in West Field in Little Abington.</p> <p>There is a further SHLAA site to the north – Site 24 and to the south – Site 26.</p>
<b>Current or last use of the site</b>	Arable land
<b>Is the site Previously Developed Land?</b>	No

<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	None
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone the southern fringe of the site is in zone 3.</li> <li>• Minerals and Waste LDF designations – a small part of the south - eastern fringe of the site is within a safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the western edge of Little Abington south of Bourn Bridge Road and east of Newmarket Road. To the north is open countryside up to and beyond the A1307. To the west is the A11 (T) with large arable fields beyond. To the east is residential. South is the River Granta and beyond is the Granta Park employment area.</p> <p>The site comprises of two arable fields divided from north to south by a track. The south- eastern corner of the site is woodland.</p> <p>The southern fringe of the site is in floodzone 3 and a small part of the southeastern corner is in a minerals safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.</p>
<b>Does the site warrant further assessment?</b>	Yes

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area - The south – eastern boundary of the site to the rear of West Field road follows that of the Conservation Area and therefore a small part of the site is within the Conservation Area or abuts it. Major adverse effect on CA and setting of CA due to the loss of the rural approach to the CA and of the open landscape, North Avenue and the wooded shelter belt forming part of the Repton designed landscape to Abington Hall at the core of the CA.</li> <li>• Listed Buildings – To the north west of the site is The Temple café and restaurant – a grade II listed building on the opposite side of Bourn Bridge Road - Major adverse effect on setting of Temple Farm due to loss of rural context. Little Abington church is a grade II* listed building is adjacent to the south east corner of the site. Abington Hall is a grade II* building within the Granta Park area south of the site (390metres distance) - Major adverse effect on setting of group of buildings comprising Abington Hall and Parish Churches of Little Abington and Great Abington (Grade II*) due to the loss of open landscape, North Avenue and the wooded shelter belt forming part of the Repton designed landscape to Abington Hall which incorporated the Churches.</li> <li>• Non-statutory archaeological site - Round barrows and long barrows are known to the north and within this area. The area is also the site of the Babraham Water Meadows, constructed in the 16th century. We would object to the development of this site.</li> </ul> <p>It would not be possible to mitigate impacts on the earthworks associated with the medieval village because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the site.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – Along the eastern boundary of the site adjoining the rear gardens of West Field there is a group of protected trees. In the parkland between Little Abington church and the river there are groups of protected trees – this parkland adjoins the south - eastern boundary of the site.</li> <li>• County Wildlife Area – a wildlife site follows the course of the River Granta.</li> <li>• Biodiversity features/ Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the</li> </ul>

	<p>margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</p> <ul style="list-style-type: none"> <li>• Agricultural land grade 3 for majority of site . North eastern fringe is grade 2 south of Bourn Bridge Road.</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Land contamination – no issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise - Industrial and Transport Noise</li> <li>• The West and South of the site is bounded by Granta Park with medium to large sized industrial / commercial units / uses.</li> <li>• Officers are currently investigating ongoing industrial noise associated with The Welding Institute at Granta Park (welding research &amp; development) that is considered a statutory nuisance to existing residents in West Field and Church Lane Little Abington. The Institute are currently considering expensive and substantial noise mitigation measures to abate the existing noise nuisance which is particularly complex as it involves low frequency noise which is very difficult to mitigate. The proposals would bring residential closer to these noise sources and whilst mitigation may abate a noise nuisance to existing it may still be a problem if noise sensitive premises were closer. Noise is paramount material considerations in terms of health and well being and providing a high quality living environment.</li> <li>• It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</li> <li>• Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that this noise constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking noise impact</li> </ul>

	<p>/ risk assessments in accordance with PPG 24 Planning and Noise and associated guidance in close liaison with The Welding Institute.</p> <ul style="list-style-type: none"> <li>• Road Transport Noise A11</li> <li>• The West of the site is in close proximity to the A11. However it is likely that such a transport source can be abated to an acceptable level with careful mitigation: combination of appropriate distance separation, building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / earth berm may be required. Noise may influence the design / layout and number / density of residential premises.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust)</li> <li>• Flooding and drainage issues - Section in southern end in floodzone 2</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. These fields abut the western edge of the village. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</p> <p>The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is within two of the flat enclosed arable fields to the west of Little Abington. The SCVCS identifies this as being a well defined but harsh edge to the village abutting houses – this well-defined edge is listed as a key attribute. The houses that abut the site have large gardens with well established hedges and some protected trees along their boundaries with the site. Views into the site are screened by these.</p> <p>The south eastern corner of the site is woodland (Sluice Wood) which extends south to the River Granta and follows the southern boundary of the houses in West Field. This wooded area links with the protected trees in the parkland between Little Abington Church and the river. The SCVCS identifies this as a soft rural village edge with the River Granta and groups of woodland combining to create an</p>

	<p>intimate enclosed landscape. There would be a significant impact on the setting of the church if this part of the site were developed.</p> <p>Along Bourne Bridge Road there is no physical boundary so there are uninterrupted views south across the site towards the wooded valley of the River Granta. There are open views from the site looking north across adjacent large arable fields.</p> <p>The western boundary along Newmarket Road has a hedge with trees that allows views eastward across the western part of the site - a flat field. Views of the built form of Little Abington are screened by the hedgerow, which divides the site from north to south. There is a small group of houses on the west side of the road that have clear views across this field. They are located within a strip of land between Newmarket Rd and the A11. This strip extends along the whole of the western side of the site.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Little Abington because it would be the loss of land which creates an approach to the village with a rural character and would impact on the setting of a number of listed buildings including the Parish Churches of Little Abington and Great Abington as well as Great Abington Hall which are all Grade II*. There would be loss of open landscape, North Avenue and the wooded shelter belt forming part of the Repton designed landscape to Abington Hall which incorporated the Churches.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No</p> <p>It would not be possible to mitigate impacts on the earthworks associated with the medieval village because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the site.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 and A11 will need to be completed.</p>

<p><b>Utility services?</b></p>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Linton 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.</li> </ul>
<p><b>Drainage measures?</b></p>	<p>No FRA provided</p>
<p><b>School capacity?</b></p>	<p>Little Abington does not contain a primary school but shares one with Great Abington. This primary school has a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 25 surplus primary places in Great Abington taking account of planned development in Great Abington, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 388 dwellings could generate a need for early years places and a maximum of 136 primary school places and 97 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>
<p><b>Health facilities capacity?</b></p>	<p>Linton Health Centre (2.54miles) – Some spare capacity. Sawston Medical Practice London rd (2.71miles) – Lots of capacity because moved to new premises in 2006</p>
<p><b>Any other issues?</b></p>	<p>The promoter has provided the following additional information –</p> <p>40% of the land will provide strategic infrastructure including public open space and roads. A local centre could accommodate small-scale community facilities such as a doctors surgery and shops.</p>

	<p>Also the opportunities of developing the site the promoter listed the following -</p> <ul style="list-style-type: none"> <li>• More housing as part of a high quality well designed built environment to help alleviate housing pressures in South Cambs and the wider sub region.</li> <li>• More affordable and diverse range of housing within a balanced housing market.</li> <li>• Accommodating a local centre on the development site will provide a range of uses which will be to the benefit of the village, rather than simply providing additional housing</li> <li>• Locating new development in a well connected location that benefits from strategic transport corridors of the A11 and the A1307 providing excellent links to the M11, Cambridge, Haverhill and Newmarket; linking people to jobs, schools, health and other services.</li> <li>• Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment such as Granta Park will help to sustain and enhance its role in leading in the education, research and knowledge based industry.</li> <li>• Physical encroachment into the countryside will be limited because well defined physical boundaries already exist on all sides of the site, namely the A11 to the west; the edge of the village to the east; and Bourn Bridge Road to the north and Granta Park to the south.</li> <li>• New development will be in harmony with the wider countryside because the site is relatively flat and the tree belt running through the centre of the site on a north/south axis and the woodland on the south boundary will be retained.</li> <li>• Providing landscaped areas will create a landscape and habitat links across the development embedding the scheme into the local landscape and providing opportunities for creative and structured play.</li> <li>• Enhancing positive environmental impacts through providing facilities to encourage safe local walking and cycling.</li> <li>• Development would preserve the most productive agricultural land because the site is classified as grade 2/3.</li> <li>• Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to flooding.</li> </ul>
<p><b>Can issues be mitigated?</b></p>	<p>In Part</p>

### Tier 3: Site Specific Factors

#### Capacity

<b>Developable area</b>	None(area if unconstrained 10.82ha)
<b>Site capacity</b>	325 dwellings
<b>Density</b>	30dph

#### Potential Suitability

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

<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Single landowner
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed.
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>The promoter indicates that the site is not available immediately because there is an existing use on the site.</li> <li>The promoter indicates that the site could become available 2011-16</li> </ul>

#### Achievability

<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	Planning obligations
<b>Are there any cost factors that would significantly affect deliverability?</b>	Planning obligations

<b>Could issues identified be overcome?</b>	Should be negotiated.
<b>Economic viability?</b>	<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>

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Little Abington
<b>Site name / address</b>	Land south west of Little Abington (land south west of St Marys Church, Church Lane
<b>Category of site:</b>	A village extension i.e. a development adjoining the existing village development framework boundary
<b>Description of promoter's proposal</b>	148 dwellings with public open space.
<b>Site area (hectares)</b>	8.28ha
<b>Site Number</b>	026
<b>Site description &amp; context</b>	<p>The site is on the southern edge of Little Abington. It is on land on the northern side of the River Granta that forms the boundary of the site to the west, south and part of the east. The Granta Park employment area is to the south west of the site. St Marys Church is adjacent to the north - eastern corner of the site. There is grassland to the east and some large residential properties. To the north is a wooded area which is part of Sluice Wood beyond which is residential.</p> <p>The site consists of a large grassland area. Bancroft Park is a large property set in grounds in the northern part of the site near to the church.</p> <p>A further SHLAA site is to the north – Site 25.</p>
<b>Current or last use of the site</b>	Grazing land
<b>Is the site Previously Developed Land?</b>	No

<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	No
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>• Flood Zone – over a third of the site is within flood zone 3 – that land which is adjacent to the river notably the southern section. A further area adjacent towards the middle of the site is flood zone 2</li> <li>• Scheduled Monument - Medieval earthworks within the southern half of the site.</li> <li>• Minerals and Waste LDF designations – some half of the southern part of the site alongside the river is within a minerals safeguarding area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	<p>The site is on the southern edge of Little Abington. It is on land on the northern side of the River Granta that forms the boundary of the site to the west, south and part of the east. Adjacent to the river over a third of the site is within flood zone 3 and a further area within flood zone 2 in the middle of the site. Some half of the southern part of the site is within a minerals safeguarding area for sand and gravel in the Cambridgeshire and Peterborough Mineral and Waste Core Strategy 2011.</p> <p>The Granta Park employment area is to the south west of the site. St Marys Church is adjacent to the north - eastern corner of the site. There is grassland to the east and some large residential properties. To the north is a wooded area beyond which is residential.</p> <p>The site consists of a large grassland area with a large property in the northern part of the site near to the church. There is a scheduled ancient monument which is a medieval earthwork within the southern half of the site.</p>
<b>Does the site warrant further assessment?</b>	Yes

## Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the site is within the Conservation area. - Major adverse effect due to loss of much of the open Repton designed landscape at core of Little Abington Conservation Area.</li> <li>• Listed Buildings - Little Abington church is a grade II* listed building is adjacent to the north east corner of the site. Abington Hall is a grade II* building within the Granta Park area to the south west of the site (50 metres distance). No 33 Church Lane – the Old Vicarage is a grade II listed building to the east of the site (60 m distance) - Major adverse effect on settings of group of LBs comprising Abington Hall and Parish Churches of Little Abington and Great Abington due to loss of much of the Repton designed garden to Abington Hall which incorporated the Churches and due to the loss of the historic visual link between Abington Hall and Churches.</li> <li>• Non-statutory archaeological site - Earthworks associated with the medieval village survive in the area. We would object to the development of this site.</li> </ul> <p>It would not be possible to mitigate impacts on the earthworks associated with the medieval village because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the site.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – there are protected trees within the parkland between the church and the river.</li> <li>• County Wildlife Site – the course of the River Granta is a CWS</li> <li>• Public Rights of Way – a footpath from Church Lane southwards across the river meadows to Great Abington is to the east of the site (125metres distance)</li> <li>• Biodiversity features/ Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</li> <li>• Agricultural land grade 3</li> </ul>

<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 2</li> <li>• Land contamination – no issues</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• NOISE - Industrial</li> <li>• The West and South of the site is bounded by Granta Park with medium to large sized industrial / commercial units / uses.</li>   <li>• Officers are currently investigating ongoing industrial noise associated with The Welding Institute at Granta Park (welding research &amp; development) that is considered a statutory nuisance to existing residents in West Field and Church Lane Little Abington. The Institute are currently considering expensive and substantial noise mitigation measures to abate the existing noise nuisance which is particularly complex as it involves low frequency noise which is very difficult to mitigate . The proposals would bring residential closer to these noise sources and whilst mitigation may abate a noise nuisance to existing it may still be a problem if noise sensitive premises were closer. Noise is paramount material considerations in terms of health and well being and providing a high quality living environment.</li>   <li>• It is uncertain whether mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment. Noise insulation / mitigation abatement measures could be required off-site at the industrial units but there is uncertain as to whether these would be effective. Such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required and there are no guarantees that these can be secured. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</li>   <li>• Environmental Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that this noise constraints are thoroughly investigated and duly considered / addressed including consideration of mitigation by undertaking noise impact / risk assessments in accordance with PPG 24 Planning and Noise and associated guidance in close liaison with The Welding Institute.</li> <li>• Flooding and drainage issues - southern half in flood zone 2/3</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the</p>

	<p>landscape setting along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. These fields abut the western edge of the village. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</p> <p>The views of the villages from the approaches are mainly screened, both by hedgerows alongside the woods and also due to the mature trees and hedgerows around the settlement.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is on the northern side of the River Granta. The SCVCS describes this area as forming a soft rural village edge with the grounds of the Welding Institute, the River Granta and groups of woodland combining to create an intimate enclosed landscape. The site is at the heart of this landscape located to the south of St Marys Church whose setting is highly likely to be impacted if this site were to be developed.</p> <p>Along the riverside area there are protected trees, which connect with the wooded area to the north of the site – part of Sluice Wood. This wooded setting extends beyond the site westward along the river (which is recognised as a County Wildlife site) and beyond into open countryside. The wooded setting of the village is listed as a key attribute of the villages.</p> <p>The SCVCS identifies the Welding Institute has being a key feature in the landscape to the west of the village with a substantial group of buildings and associated car parking enclosed with mature trees, especially on its northern boundary. It is this boundary that it shares with the site which is on the opposite bank of the river. This wooded landscape screens the site from this aspect.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Little Abington because it would result in the loss of much of the Repton designed garden to Abington Hall which incorporated the Churches and due to the loss of the historic visual link between Abington Hall and the Churches.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No</p> <p>It would not be possible to mitigate impacts on the scheduled ancient monument on the site because the County Archaeology Team has not indicated that this is achievable but instead have said that they would object to the development of the site.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 and A11 will need to be completed.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Linton 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Little Abington does not contain a primary school but shares one with Great Abington. This primary school has a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 25 surplus primary places in Great Abington taking account of planned development in Great Abington, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p>

	<p>The development of this site for 148 dwellings could generate a need for early years places and a maximum of 52 primary school places and 37 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>
<b>Health facilities capacity?</b>	<p>Linton Health Centre (2.54miles) – Some spare capacity. Sawston Medical Practice London rd (2.71miles) – Lots of capacity because moved to new premises in 2006</p>
<b>Any other issues?</b>	<p>The promoter has provided the following additional information</p> <p>40% of the land will provide strategic infrastructure including public open space and roads.</p> <p>Also the opportunities of developing the site the promoter listed the following -</p> <ul style="list-style-type: none"> <li>• More housing as part of a high quality well designed built environment to help alleviate housing pressures in South Cambs and the wider sub region.</li> <li>• More affordable and diverse range of housing within a balanced housing market.</li> <li>• Locating new development in a well connected location that benefits from strategic transport corridors of the A11 and the A1307 providing excellent links to the M11, Cambridge, Haverhill and Newmarket; linking people to jobs, schools, health and other services.</li> <li>• Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment such as Granta Park will help to sustain and enhance its role in leading in the education, research and knowledge based industry.</li> <li>• Physical encroachment into the countryside will be limited because well defined physical boundaries already exist on all sides of the site, namely the edge of the village to the north and east; and Granta Park to the south and west.</li> <li>• New development will be in harmony with the wider countryside because the site is relatively flat and the woodland in the north – west corner and the mature tree belts on the west boundary will be retained</li> <li>• Providing landscaped areas will create a landscape and habitat links across the development embedding the scheme into the local landscape and providing opportunities for creative and structured play.</li> <li>• Enhancing positive environmental impacts through providing facilities to encourage safe local walking and cycling.</li> <li>• Development would preserve the most productive agricultural</li> </ul>

	<p>land because the site is classified as grade 2/3.</p> <ul style="list-style-type: none"> <li>The individual character and identities of Little Abington and Great Abington will be preserved because the coalescence of the village will be avoided.</li> </ul>
<b>Can issues be mitigated?</b>	No

<b>Tier 3: Site Specific Factors</b>
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<b>Capacity</b>	
<b>Developable area</b>	None(area if unconstrained 3.18ha)
<b>Site capacity</b>	95 dwellings
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Single landowner
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed.
<b>When would the site be available for development?</b>	<ul style="list-style-type: none"> <li>The promoter indicates that the site is not available immediately because there is an existing use on the site.</li> <li>The promoter indicates that the site could become available 2011-16</li> </ul>

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

<b>Are there any market factors that would significantly affect deliverability?</b>	Planning obligations
<b>Are there any cost factors that would significantly affect deliverability?</b>	Planning obligations
<b>Could issues identified be overcome?</b>	Should be negotiated.
<b>Economic viability?</b>	<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>

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

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Little Abington
<b>Site name / address</b>	Bancroft Farm, Church Lane
<b>Category of site:</b>	A development within the existing village development framework boundary
<b>Description of promoter's proposal</b>	Conversion of existing buildings to 13 dwellings
<b>Site area (hectares)</b>	0.42ha
<b>Site Number</b>	028
<b>Site description &amp; context</b>	<p>The site is the centre of Little Abington. It consists of a collection of former farm buildings and two silos that are part of Bancroft Farm. The site is on the east side of Church Lane. There is a meadow to the east of these buildings, which is enclosed by residential on all sides. To the south of the site are houses in Church Lane and beyond St Marys Church and parkland down to the River Granta. To the west of the site is residential.</p> <p>The meadow is a further SHLAA site – Site 29</p>
<b>Current or last use of the site</b>	Fifteen former farm buildings and two silos used for storage of tractors and trailers.
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	An appeal was dismissed in 1986 for the erection of three houses on part of the site. The inspector in his decision notice stated that although the site has residential around it the surroundings of the farmyard appear to be essentially rural. He considered that the trees along the road frontage make a considerable contribution to the rural

	<p>aspect of Church Lane.... ‘ The construction of vehicular crossings and the formation of driveways would intrude into this vista and detract from the character which this part of Church Lane has at present.’(S/0433/85/O)</p> <p>A planning application in 1985 was refused for the conversion of the barns to residential and the erection of 6 houses. The reasons for refusal included that the existing agricultural buildings are not of sufficient architectural or historic interest to warrant the erection of new houses as an exception to allowing more than infill and the erection of six new houses and the form of ribbon development proposed would detract from the landscape quality and rural appearance and character of the area. (S/1957/84)</p>
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	The site is in the centre of Little Abington. It consists of former farm buildings that were part of Bancroft Farm. The site is on the east side of Church Lane. There is a meadow to the east of these buildings. To the south of the site are houses in Church Lane and beyond St Marys Church. To the west of the site is residential.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
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<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the entire site is within the Conservation Area. - Major adverse effect on Conservation Area due to potential loss of buildings and loss of rural context to Bancroft Farm (a group of positive buildings within CA),</li> <li>• Listed Buildings - Little Abington church is a grade II* listed building to the south of the site (50 metres distance); 36 Church</li> </ul>

	<p>Lane is a grade II listed building to the south east of the site (50metres distance) - Loss of rural backdrop to Church Lane.</p> <ul style="list-style-type: none"> <li>• Non-statutory archaeological site -The site is located in the historic core of the village to the north of the medieval parish church of St Mary. Archaeological works could be secured by condition of planning permission.</li> </ul>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – on the opposite side of Church Lane there is a belt of protected trees from the church to the junction with Bourn Bridge Road. To the east of the site is a meadow which has a group of protected trees</li> <li>• Protected Village Amenity Area – the entire site and the adjoining meadows are within a PVAA</li> <li>• Public Rights of Way – a footpath crosses the adjacent meadow from north to south (30metres east of the site)</li> <li>• Biodiversity features/ Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</li> <li>• Agricultural land grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 3</li> <li>• Land contamination - Agricultural / farm buildings, requires assessment, can be conditioned</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</p> <p>The two villages form almost a complete crescent around the</p>

	<p>enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is within the centre of Little Abington adjacent to a meadow that is entirely enclosed by houses. The gardens of these houses back onto the meadows with mature trees screening views across the field to the site. The character of this area is essentially rural. The SCVCS identifies the retention of open spaces especially in the centre of Little Abington as being important.</p> <p>Some of the former farm buildings are located right up to the road in Church Lane creating a rustic walled edge to the site. There is currently only one access into the site along the lane which is opposite West Field. Views of the whole site from the lane are hidden behind this walled edge. The belt of trees along the opposite side of the lane and also north of the site further emphasises the rural character of this part of the village, which would be impacted if this site were to be developed.</p> <p>Development of this site would have a significant adverse effect on the townscape and landscape setting of Little Abington because the site has a distinctly rural character and would result in the loss of an open space within the village. If the farm buildings were removed the setting of Church Lane would lose its intimate rural backdrop.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>A junction located on to Church Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served</li> </ul>

	<p>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.</p> <ul style="list-style-type: none"> <li>• Gas – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Linton 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Little Abington does not contain a primary school but shares one with Great Abington. This primary school has a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 25 surplus primary places in Great Abington taking account of planned development in Great Abington, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 13 dwellings could generate a need for early years places and a maximum of 5 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 could be found in existing schools.</p>
<b>Health facilities capacity?</b>	<p>Linton Health Centre (2.54miles) – Some spare capacity.  Sawston Medical Practice London rd (2.71miles) – Lots of capacity because moved to new premises in 2006</p>
<b>Any other issues?</b>	<p>Also the opportunities of developing the site the promoter listed the following -</p> <ul style="list-style-type: none"> <li>• More housing as part of a high quality well designed built environment to help alleviate housing pressures in South Cambs and the wider sub region.</li> <li>• More affordable and diverse range of housing within a balanced housing market.</li> <li>• Locating new development in a well connected location that benefits from strategic transport corridors of the A11 and the A1307 providing excellent links to the M11, Cambridge, Haverhill and Newmarket; linking people to jobs, schools, health and other services.</li> <li>• Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment such</li> </ul>

	<p>as Granta Park will help to sustain and enhance its role in leading in the education, research and knowledge based industry.</p> <ul style="list-style-type: none"> <li>• Locating development within the development framework boundary will retain the openness of the countryside on the edges of the village</li> <li>• Retaining and converting some of the former farm buildings on the site represents an opportunity to enhance the character and appearance of this part of the conservation area</li> <li>• It represents the most sustainable way to provide new housing as it would involve the redevelopment of previously developed land , make best use of existing buildings and allow new development to be integrated within the existing settlement pattern</li> <li>• Development would preserve the most productive agricultural land because the site is classified as grade 2/3.</li> <li>• Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to flooding.</li> </ul>
<b>Can issues be mitigated?</b>	In Part

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 0.32ha)
<b>Site capacity</b>	9 dwellings
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Single landowner
<b>Legal constraints?</b>	No

<b>Is there market interest in the site?</b>	The site has not been marketed.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

<b>Achievability</b>	
<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2011-16
<b>Are there any market factors that would significantly affect deliverability?</b>	Planning obligations
<b>Are there any cost factors that would significantly affect deliverability?</b>	Planning obligations
<b>Could issues identified be overcome?</b>	Should be negotiated.
<b>Economic viability?</b>	<p>Viability Category 2 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 few concerns that that 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 scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

<b>Site Assessment Conclusion</b>
Site without development potential.

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

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

<b>Proforma Created</b>	July 2012
<b>Proforma Last Updated</b>	July 2012
<b>Location</b>	Little Abington
<b>Site name / address</b>	Land to east of Bancroft Farm, Church Lane
<b>Category of site:</b>	A development within the existing village development framework boundary
<b>Description of promoter's proposal</b>	72 dwellings with public open space
<b>Site area (hectares)</b>	3.96ha
<b>Site Number</b>	029
<b>Site description &amp; context</b>	<p>The site is in the centre of Little Abington. To the north, east and south the site is enclosed by residential and to the west former farm buildings which were part of Bancroft Farm.</p> <p>The site is a field. There is an old farm building alongside the eastern edge of the field. It adjoins a further SHLAA site – Site 28.</p>
<b>Current or last use of the site</b>	Pasture and grazing land
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	A planning application for one house was refused in 1966 for part of the site. (SC/66/715)
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	No
<b>Tier 1 conclusion:</b>	The site is in the centre of Little Abington. To the north, east and south the site is enclosed by residential and to the west former farm buildings which were part of Bancroft Farm. The site is a field.
<b>Does the site warrant further assessment?</b>	Yes

### Tier 2: Significant Local Considerations

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>• Conservation Area – the entire site is within the Conservation Area. - Major adverse effect on Conservation Area due to potential loss of buildings and loss of rural context to Bancroft Farm (a group of positive buildings within CA),</li> <li>• Listed Buildings - Little Abington church is a grade 2* listed building to the south of the site (50 metres distance); 36 Church Lane is a grade 2 listed building to the south of the site (50metres distance) - Loss of rural backdrop to Church Lane.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village, to the north east of the medieval parish church of St Mary. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders -. Within the meadow there is a group of protected trees. Along Church Lane there is a belt of protected trees on the opposite side of the road to the site.</li> <li>• Protected Village Amenity Area – the entire site is a PVAA</li> <li>• Public Rights of Way - a footpath crosses the meadow from north- west corner southwards to 36 Church Lane.</li> <li>• Biodiversity features/ Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and</li> </ul>

	<p>hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design</p> <ul style="list-style-type: none"> <li>• Agricultural land grade 2</li> </ul>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Ground Water Source Protection Zone 3</li> <li>• Land contamination - Unknown buildings in east of site, requires assessment, can be conditioned</li> <li>• Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality.</li> <li>• Noise: Generation</li> <li>• No obvious / apparent noise related issues, therefore no objection in principle.</li> </ul> <ul style="list-style-type: none"> <li>• Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>Great and Little Abington are two villages separated only by the River Granta. They are set in the chalkland landscape of South Cambridgeshire with rolling hills framing the settlements. The South Cambridgeshire Village Capacity Study (SCVS) 1998 describes the landscape setting along the valley of the River Granta on approaching the villages as flat enclosed arable fields between the A11 (T), Cambridge Road and the dismantled railway. By the river itself the land is more wooded and enclosed. The cricket ground and recreation ground combine to form a rural gap between the two settlements.</p> <p>The two villages form almost a complete crescent around the enclosed rural setting of the River Granta, creating an intimate and rural village setting.</p> <p>The site is within the centre of Little Abington and is a meadow enclosed on three sides by houses. These properties generally have well-established gardens containing some mature trees, which screen views across the site. The character of this area is essentially rural. The SCVCS identifies the retention of open spaces especially in the centre of Little Abington as being important. The loss of this open space would have a significant impact on the setting of the village.</p> <p>A footpath crosses the site from the north - western corner to a gap in the line of houses to the west of 36 Church Lane – a listed property. The land of the site includes this southern section of the pathway</p>

	<p>adjacent to this property. Given the proximity of the listed building it is unlikely that access to the site would be allowed here since it would greatly impact the setting of this listed building.</p> <p>To the west of the site is a collection of former farm buildings along Church Lane, which are part of Bancroft Farm. To the north of these the site is adjacent to the road. This boundary is formed by tall trees and a hedgerow that screens views across the site and creates a rural character to this part of the village.</p> <p>Development of this site would have a significant adverse effect on the townscape and landscape setting of Little Abington because the site has a distinctly rural character and would result in the loss of an open space within the village. If the farm buildings were removed the setting of Church Lane would lose its intimate rural backdrop.</p>
<b>Can any issues be mitigated?</b>	No

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in Balsham/Castle Camps /Great Abington / Linton /Sawston area (estimated capacity 5513 dwellings on 22 sites) the Highway Agency comment that this group is made up predominantly of smaller in-fill or extension sites in and around smaller settlements. While some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 and A11 will need to be completed.</p>
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - Likely to require local and upstream reinforcement</li> <li>• Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – no supply</li> <li>• Mains sewerage - There is sufficient capacity at the Linton works to accommodate this development site. The sewerage network is approaching capacity and a pre-development</li> </ul>

	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.
<b>Drainage measures?</b>	No FRA provided
<b>School capacity?</b>	<p>Little Abington does not contain a primary school but shares one with Great Abington. This primary school has a PAN of 20 and school capacity of 140, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 25 surplus primary places in Great Abington taking account of planned development in Great Abington, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 72 dwellings could generate a need for early years places and a maximum of 25 primary school places and 18 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>
<b>Health facilities capacity?</b>	Linton Health Centre (2.54miles) – Some spare capacity. Sawston Medical Practice London rd (2.71miles) – Lots of capacity because moved to new premises in 2006
<b>Any other issues?</b>	<p>The promoter also provided the following additional information -</p> <p>40% of the land will provide strategic infrastructure including public open space and roads.</p> <p>Also the opportunities of developing the site the promoter listed the following -</p> <ul style="list-style-type: none"> <li>• More housing as part of a high quality well designed built environment to help alleviate housing pressures in South Cambs and the wider sub region.</li> <li>• More affordable and diverse range of housing within a balanced housing market.</li> <li>• Locating new development in a well connected location that benefits from strategic transport corridors of the A11 and the A1307 providing excellent links to the M11, Cambridge, Haverhill and Newmarket; linking people to jobs, schools, health and other services.</li> <li>• Locating new development in the centre of the Cambridge sub-region and close to significant areas of employment such as Granta Park will help to sustain and enhance its role in leading in the education, research and knowledge based industry.</li> </ul>

	<ul style="list-style-type: none"> <li>• Locating development inside the development framework boundary will retain the openness of the countryside on the edges of the village</li> <li>• Development would preserve the most productive agricultural land because the site is classified as grade 2/3.</li> <li>• Development would not represent a flood risk or exacerbate flooding elsewhere because the site is not susceptible to flooding.</li> </ul>
<b>Can issues be mitigated?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	None (area if unconstrained 2.97ha)
<b>Site capacity</b>	89 dwellings
<b>Density</b>	30dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Single owner
<b>Legal constraints?</b>	No
<b>Is there market interest in the site?</b>	The site has not been marketed.
<b>When would the site be available for development?</b>	The promoter indicates that the site is available immediately.

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

<b>Are there any market factors that would significantly affect deliverability?</b>	Planning obligations
<b>Are there any cost factors that would significantly affect deliverability?</b>	Planning obligations
<b>Could issues identified be overcome?</b>	Should be negotiated
<b>Economic viability?</b>	<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>

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

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