

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

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

Index of Longstanton Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 002	Green End Farm, Longstanton	54 dwellings	1912
Site 244	Land West of Over Road, Longstanton	92 dwellings	1919
Site 246	Land east of B1050, Longstanton (employment allocation)	147 dwellings	1926
Site 257	Land off Clive Hall Drive, Longstanton	8 dwellings	1933
Site 282	Land off Hatton Road (B1050), Longstanton	0 dwellings	1940

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

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Longstanton
Site name / address	Green End Farm, Longstanton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	50 dwellings plus conversion of existing dwelling to restaurant and contributions to community centre.
Site area (hectares)	2.39 ha.
Site Number	002
Site description & context	<p>This agricultural site is situated between Over Road and the B1050 Longstanton bypass, on the western edge of Longstanton. The site lies to the west of the new housing development at Home Farm for approximately 500 dwellings. The site consists of a farm house, associated farm buildings and a grass field and is surrounded by mature landscape features (trees and hedgerows) around the site fringes, whilst a large pond exists within the northern end of the site. The site is relatively exposed to the west, due to the proximity of the new bypass, which has created views into the area.</p> <p>Note: site adjacent to site 244 to the south.</p>
Current or last use of the site	The site is currently in agricultural use as a grass field for hay. The site includes Green End Farm house and associated farm buildings.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	The site was advertised as an objection site in June 2006.
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 constraints that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> The northern quarter of the site is liable to flooding and falls within Flood Zone 3a.
Tier 1 conclusion:	This agricultural site is situated between Over Road and the B1050 Longstanton bypass, on the western edge of Longstanton. Approximately 1/4 of the site is liable to flooding and falls within Flood Zone 3, which will reduce the developable area, although there is sufficient land remaining for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Scheduled Ancient Monument on site – Area of Ridge and Furrow (Grid Refs. 538999, 267049) Archaeological remains associated with the medieval hamlet of Green End are likely to survive in the area. There is also evidence for Iron Age settlement in the vicinity. Further information would be necessary in advance of any planning application for this site. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – a footpath lies to the south east of the site. Biodiversity features - The site has been classified as Fenland, a landscape which support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found

	<p>on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Contaminated Land - Agricultural / farm use, requires assessment, can be conditioned. • Noise issues - The site in close proximity to the B1050 bypass to the west with prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition. • Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Longstanton as a Fen Edge village with three types of landscape setting. To the west there are flat and open arable fields, with few hedgerows, leading towards Cow Fen and Swavesey in the north west. The western approach is fen-like, with ditches either side of the open road, wide views of the village, and the spire of All Saint's Church as a landmark. The edges of Longstanton are generally soft, with well defined wooded boundaries. The site is characterised as enclosed paddocks and fields surrounded by open arable fields.</p> <p>The site lies in an area where the landscape is flat with long views, particularly across to the west, although this is broken up in part by field boundaries. The road frontage is well screened by a tall hedge, which provides a soft and rural edge to the village from the north.</p> <p>Whilst new development has taken place to the east of Over Road, the road creates a clear edge to the village. To the west of Over Road is limited development, comprising farm buildings. The land creates a soft buffer between the bypass and the village proper.</p> <p>Development of this site would have some adverse effect on the landscape and townscape setting of Longstanton. The site is an enclosed paddock and field creating a soft edge to the village. It is</p>

	located in an exposed location where there is a clear edge to the village. However, it may be possible to integrate some development if the dense hedgerow were retained.
Can any issues be mitigated?	Yes, with careful design and landscaping it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Over Road would be acceptable to the Local Highway Authority.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains • Gas – Longstanton has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water 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 this will be funded by the developer.
Drainage measures?	No FRA carried out to date, but drainage measures will need careful consideration, given status of northern element of site in High-Risk (Zone 3) category.

School capacity?	<p>Longstanton has one Primary School with a PAN of 34 and school capacity of 238, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 56 primary places in Longstanton taking account of planned development in Longstanton, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for a small number of early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p> <p>Planned new town of Northstowe may resolve some such capacity issues, but this will depend upon deliverability of that development against transport infrastructure improvements.</p>
Health facilities capacity?	The Surgery, Magdalene Close, Longstanton, provides health facilities for the area. It has potential for capacity to be increased, but is currently planning to accommodate 1,500 homes for Northstowe.
Any other issues?	
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	1.79 ha.
Site capacity	54 dwellings
Density	30dph

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?	Landowner
Legal constraints?	No
Is there market interest in the site?	Site has previously attracted tentative interest from adjoining developers at Home Farm.
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 development period – 5 years
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?	Viability Category 4 Least viable sites
	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.
	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.
	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.

Site Assessment Conclusion
Updated August 2013: 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; outside Development Framework.

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

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Longstanton
Site name / address	Land West of Over Road, Longstanton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Erection of 140 Dwellings
Site area (hectares)	4.08 ha.
Site Number	244
Site description & context	<p>The site is situated between Over Road and the B1050 Longstanton bypass, and lies to the west of the new housing development at Home Farm for approximately 500 dwellings, on the western side of Longstanton.</p> <p>The site consists of a farm house, associated farm buildings and a grass field. It is surrounded by mature landscape features (trees and hedgerows) around the site fringes, with a concentration of such features in the north eastern corner of the site, in close proximity to the various existing buildings on site.</p> <p>One of the former farm buildings on site appears to have been used for commercial / industrial purposes.</p> <p>Note: site adjacent to site 246 to the north.</p>
Current or last use of the site	Agricultural / residential
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No

Planning history	S/2028/88/F – Permission for Farm Buildings and House S/0674/81 – Permission for Dairy Unit
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"> A small part of the east of the site within Flood Zone 2.
Tier 1 conclusion:	This agricultural land, between Over Road and B1050 Longstanton bypass, on the western edge of Longstanton with a small part within Flood Zone 2. There are no strategic constraints identified that would prevent the site from being developed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Archaeological remains associated with the medieval hamlet of Green End are likely to survive in the area. There is also evidence for Iron Age settlement in the vicinity. Further information would be necessary in advance of any planning application for this site. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – a footpath lies to the north east and south east of the site. Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering

	<p>wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Contaminated Land - Commercial / industrial use in north of site, requires assessment, can be conditioned • Noise issues - The site in close proximity to the B1050 bypass to the west with prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition. • Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Longstanton as a Fen Edge village with three types of landscape setting. To the west there are flat and open arable fields, with few hedgerows, leading towards Cow Fen and Swavesey in the north west. The western approach is fen-like, with ditches either side of the open road, wide views of the village, and the spire of All Saint's Church as a landmark. The edges of Longstanton are generally soft, with well defined wooded boundaries.</p> <p>The site lies in an exposed area where the landscape is flat with long views, particularly across to the west, although this is broken up in part by field boundaries. The Over Road frontage is largely well screened by a tall hedge. However, the approach from the bypass is very open and exposed.</p> <p>Whilst new development has taken place to the east of Over Road, the road creates a clear edge to the village. To the west of Over Road is limited development, largely comprising farm buildings and sporadic buildings, set within dense landscaping.</p> <p>Development of this site would have some adverse effect on the landscape and townscape setting of Longstanton. The land creates a</p>

	rural buffer between the bypass and the village proper. It is located in an exposed location where there is a clear edge to the village. However, it may be possible to integrate some more limited development if the dense hedgerow were retained and additional suitable landscaping provided.
Can any issues be mitigated?	Yes, with careful design and landscaping it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site. Further investigation and possible mitigation will be required to address the physical considerations, including potential for land contamination and noise.

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Over 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 which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains • Gas – Longstanton has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water 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 this will be funded by the developer.
Drainage measures?	No FRA provided.

School capacity?	<p>Longstanton has one Primary School with a PAN of 34 and school capacity of 238, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 56 primary places in Longstanton taking account of planned development in Longstanton, and a deficit of 168 secondary places at Swavesey VC 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 a small number of 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 provision of new schools.</p> <p>Planned new town of Northstowe may resolve some such capacity issues, but this will depend upon deliverability of that development against transport infrastructure improvements.</p>
Health facilities capacity?	The Surgery, Magdalene Close, Longstanton, provides health facilities for the area. It has potential for capacity to be increased, but is currently planning to accommodate 1500 homes for Northstowe.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage) and school capacity.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	3.06 ha.
Site capacity	92 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?	Landowner
Legal constraints?	None
Is there market interest in the site?	No information to suggest site has 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	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site 2011-16 • The promoter indicates development period – 5 years • The promoter indicates annual dwelling completions – 28 • The promoter indicates phasing (i.e. number of dwellings in each year, allowing for building up to that rate for larger sites) – averages 28 but rear loaded to 0 year 1 – 20, yr2 – 40 yr, 3 – 40 yr 4 and 40 yrs 5
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?	Yes
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>
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Site Assessment Conclusion
Updated August 2013: 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; outside Development Framework.

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

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Longstanton
Site name / address	Land East of the B1050, Longstanton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	B1 Employment and 25 Live Work Units
Site area (hectares) (Updated August 2013)	6.53 ha.
Site Number	246
Site description & context	The site is arable fields bisected by the bypass link road, on the western side of Longstanton. The site lies to the west of new residential development and further to the west lies the B1050 Longstanton bypass. The site is bounded by hedgerows to Hattons Road and the edge of the new residential development. The site lies in a very flat and exposed landscape, with long views across to the west.
Current or last use of the site	Vacant scrub land sub-divided by by-pass (previously agricultural land before Home Farm development).
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	Yes – Allocated Employment Site (SP/12a)
Planning history	<ul style="list-style-type: none"> • S/1839/07/RM – Siting, design and external appearance, access and landscaping for Business Park approved under outline consent S/0682/95/O (approved) • S/0682/95/O – Forms part of larger outline consent for B1050 bypass for Longstanton (and related works), together with housing (21ha), business park (7.2ha) extension to village

	<p>recreation ground and other works.</p> <p>Note: Development of the residential development approved under the above outline consent has commenced (nearing completion). Works on the business park and recreation ground yet to commence.</p>
Source of site	<ul style="list-style-type: none"> Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	This agricultural field bisected by the bypass link road, on the western edge of Longstanton is currently allocated, and has outline planning permission for, employment use.
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 - Previous archaeological works in the area have identified evidence for medieval activity. Further information would be necessary in advance of any planning application for this site. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – a footpath lies to the north east of the site. Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and

	<p>narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - The site in close proximity to the B1050 bypass to the west with prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition. • Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Longstanton as a Fen Edge village with three types of landscape setting. To the west there are flat and open arable fields, with few hedgerows, leading towards Cow Fen and Swavesey in the north west. The western approach is fen-like, with ditches either side of the open road, wide views of the village, and the spire of All Saint's Church as a landmark. The edges of Longstanton are generally soft, with well defined wooded boundaries.</p> <p>The site lies in an exposed area where the landscape is flat with long views, particularly across to the west, although this is broken up in part by field boundaries. The site is bisected by Hattons Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Longstanton. However, the site has outline planning permission for employment uses, which includes details of the landscaping to mitigate and integrate the site into the landscape.</p>
Can any issues be mitigated?	<p>Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site. The allocation of the site for employment use has established the principle of development in this location. Further investigation and possible mitigation will be required to address the physical considerations, including noise.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway as the Highway Authority has not adopted the bypass link road.</p> <p>Additional pressure will be put on the network with the development of Northstowe (10,000 dwellings), within two miles of this site.</p> <p>However, it is to be noted that the CGB goes within two miles of this site and travels directly to Cambridge.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains • Gas – Longstanton has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water 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 this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	Longstanton has one Primary School with a PAN of 34 and school capacity of 238, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 56 primary

	<p>places in Longstanton taking account of planned development in Longstanton, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>The development of this site for 25 dwellings could generate a need for a small number of early years places and a maximum of 9 primary school places and 6 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The Surgery, Magdalene Close, Longstanton, provides health facilities for the area. It has potential for capacity to be increased, but is currently planning to accommodate 1,500 homes for Northstowe.
Any other issues?	
Can issues be mitigated?	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>

Does the site warrant further assessment?	Yes
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Tier 3: Site Specific Factors	
Capacity	
Developable area	4.90 ha.
Site capacity	147 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner
Legal constraints?	No
Is there market interest in the site?	Site has been marketed previously, no interest to date.
When would the site be available for development?	<ul style="list-style-type: none"> • The promoter indicates that the site is available immediately. • The promoter indicates that the site could become available 2011-16

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 development period – 5 years
Are there any market factors that would significantly affect deliverability?	Proposed policy change arises from lack of demand for B1 units, as evidenced by previous marketing response.
Are there any cost factors that would significantly affect deliverability?	-
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</p>

	<p>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>
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Site Assessment Conclusion
<p>Updated August 2013 (for consistency with Sustainability Appraisal Annex B – Summary of SHLAA and SA Summary Tables): 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.</p>

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

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

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Longstanton
Site name / address	Land off Clive Hall Drive, Longstanton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	12 dwellings with public open space
Site area (hectares)	0.26 ha.
Site Number	257
Site description & context	The site is a rectangular pasture field to the south east of Mills Lane and north east of Clive Hall Drive, on the eastern edge of Longstanton. To the north west of the site on the opposite side of Mills Lane are detached bungalows, to the west and south is Clive Hall Drive, a modern housing estate, and to the south east is the Badgers Holt mobile home park. To the north east lies further enclosed pastureland. The eastern edges are bounded by tall hedge and trees, whilst the western edges are bound by low hedge and trees, although there is a gap midway along the Clive Hall Drive frontage, where there is a former agricultural shed.
Current or last use of the site	Pastureland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	LDF Objection Site 80 (part of a larger site). The Inspector reported: "Although the new town of Northstowe is close to Longstanton, the 2 are separated by a valuable area of open land. The Development Framework of Longstanton should not be extended into this separating area."

	<p>After a binding recommendation from the Inspectors in their Report into the Northstowe AAP, the requirement for a set distance of 200m green separation was omitted from the final AAP. However, appropriate green separation is still required between Northstowe and Longstanton and when considering the effect of removing the 200m figure, the Inspectors noted that the character of Longstanton St Michael should be protected “by way of the careful treatment of the open conservation area land between the built parts of the village and the new town development” (paragraph 4.15). They further noted that “The open land in the Conservation Area is of value for visual, historical and archaeological reasons” (paragraph 4.23).</p> <p>LP2004 Inspector - It would be inconsistent to support extension of the village framework to include undeveloped land without the character of an infill plot and which could not be developed at an appropriate density without exceeding 2 dwellings.</p> <p>There have been 10 unsuccessful planning applications over the course of many years for residential development on this site. Most recently, planning applications were made for 3 bungalows (S/0475/05/O) and 2 bungalows (S/0618/06/O), both of which were refused and dismissed by an Inspector at appeal. The Inspector considered any development on the site would "appear as the filling in of a significant gap between built-up elements of the village". He commented that the site had been considered in the context of two Local Plans and permission had been refused for a bungalow in 1999. He considered that the rear boundary hedge does not constitute "a logical framework boundary any more than do other hedges which characterise the open land in the vicinity of Mills Land and St Michael's Lane". He felt the site makes a "particular contribution ...to the setting of the village" and also that it had a "strong visual association...with the wider countryside to the east". He went on to say that the inclusion of the site in the extended Conservation Area was "because of its openness, and that it is an integral part of the small group of fields which are important to the setting of the built-up part of the village."</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 (Core Strategy designations only) – the whole site is within the Minerals Safeguarding Area for sand and gravel.
Tier 1 conclusion:	This is a rectangular pasture field, south east of Mills Lane and north east of Clive Hall Drive, on the eastern edge of Longstanton with no strategic constraints identified that would prevent the site from being developed, although it is within the Minerals Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Conservation Area – the site is within the Longstanton Conservation Area. 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 Michael. County Archaeologists would require archaeological works to be secured by condition of planning permission. <p>The site is within the Longstanton Conservation Area, but with careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – a byway lies approximately 220m to the north west of the site. Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage

	<p>ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	None
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Longstanton as a Fen Edge village with three types of landscape setting. To the east Oakington Barracks forms a significant feature in the landscape, with a substantial built complex with hangers and rough grassland and scrub to the south. The edges of Longstanton are generally soft, with well defined wooded boundaries. The site is characterised as an area of enclosed paddocks and fields with a country lane character separating the village from the Barracks.</p> <p>The Longstanton Conservation Area Appraisal (2005) identifies the Long Lane footpath, linking into St Michael's Lane and Mills Lane, as an important aspect of the village's character, with positive hedgerow. It allows glimpses of the village across open fields. The open land between Mills Lane and St Michael's Lane and to the southeast of St Michael's Lane is very important to the landscape setting of the village. The long views across the paddocks give a great sense of space and the hedgerows and trees add considerable richness to the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Longstanton. There is a clear edge to the village in this location, with Mills Lane becoming increasingly rural in character beyond Clive Hall Drive to the east. The importance of keeping this land open has been emphasised both by the Inspector considering the appeal of recent planning applications, and also by the Inspectors considering the Northstowe AAP and Site Specific Policies DPD (see the planning history section above).</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts in a rural area that provides important separation between the village and Nortstowe.

Infrastructure	
Highways access?	Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being

	<p>deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>A junction located on to Mills Lane 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 which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains • Gas – Longstanton has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water 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 this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Longstanton has one Primary School with a PAN of 34 and school capacity of 238, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 56 primary places in Longstanton taking account of planned development in Longstanton, and a deficit of 168 secondary places at Swavesey VC 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 a small number of 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 provision of new schools.</p>

Health facilities capacity?	The Surgery, Magdalene Close, Longstanton, provides health facilities for the area. It has potential for capacity to be increased, but is currently planning to accommodate 1,500 homes for Northstowe..
Any other issues?	The proposer provides the following supporting information: Site is suitable for the provision of housing, which would include affordable homes. Public open space would be provided as required.
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health. The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 0.26 ha).
Site capacity	8 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 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; 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	Longstanton
Site name / address	Land off Hatton Road (B1050), Longstanton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	10 dwellings
Site area (hectares)	0.26 ha.
Site Number	282
Site description & context	The site is a triangular field, south Hattons Road, on the western edge of Longstanton. The site adjoins residential development to the east and north, a cemetery to the north west, and open countryside to the south and west. The site is bound by a mature hedgerow along the residential boundary and trees to the road frontage, but exposed to open agricultural land to the south.
Current or last use of the site	Pasture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	The site is within the area covered by the Northstowe AAP.
Planning history	LP 2004 Inspector concluded: "This is a small, roughly triangular, area of grass in one corner of a large arable field. Although it borders the village framework on two sides I do not consider that it forms a natural area for development. I do not support the objector's suggestion that it be allocated for residential development. I also note that the site is within the Environment Agency's most recent Indicative Floodplain." LP 1993 Inspector – "The development of this land would result in a

	substantial and prominent incursion into the rural surroundings of the village.”
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"> Flood Zone – the whole site is within Flood Zone 3a.
Tier 1 conclusion:	This is a triangular agricultural field, south Hattons Road, on the western edge of Longstanton which is wholly within Flood Zone 3 and therefore unsuitable for residential development.
Does the site warrant further assessment?	No

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Located on the west side of the historic village core, close to the medieval All Saints Church and the site of a 15th century manor. Finds of prehistoric date are also known in the vicinity. Further information would be necessary in advance of any planning application for this site. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – a group of protected trees lie opposite the site on the northern side of Hattons Road. Public Rights of Way – a footpath runs to the south west of the site and continues across Hattons Road to the north. Biodiversity features - Fenland landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and

	<p>narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Noise issues - The site in close proximity to the B1050 bypass to the west with prevailing winds from the south west. Traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Longstanton as a Fen Edge village with three types of landscape setting. To the west there are flat and open arable fields, with few hedgerows, leading towards Cow Fen and Swavesey in the north west. The western approach is fen-like, with ditches either side of the open road, wide views of the village, and the spire of All Saint's Church as a landmark. The edges of Longstanton are generally soft, with well defined wooded boundaries. The site is characterised as small fields and substantial treed edge create a rural enclosure to the village. Hedgerows on the roadside create narrow views to the village from the approach road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Longstanton. The site forms a soft rural edge to the village, as an area of largely enclosed, informal grassland penetrating into the built up area. The approach from Hattons Road is rural in character and development in this location would have a detrimental impact on the rural character.</p>
Can any issues be mitigated?	<p>Yes, with careful design and landscaping it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area (estimated capacity of 5,300 dwellings on 22 sites) the Highways Agency comment that this grouping is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>The Highway Authority has concerns due to the possible creation of a cross road with Colesfield. Cross roads have a poor accident history in general.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains • Gas – Longstanton has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water 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 this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Longstanton has one Primary School with a PAN of 34 and school capacity of 238, and lies within the catchment of Swavesey Village College with a PAN of 240 and school capacity of 1,200. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a deficit of 56 primary places in Longstanton taking account of planned development in Longstanton, and a deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site</p>

	would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.
Health facilities capacity?	The Surgery, Magdalene Close, Longstanton, provides health facilities for the area. It has potential for capacity to be increased, but is currently planning to accommodate 1500 homes for Northstowe.
Any other issues?	<p>The proposer provides the following supporting information:</p> <p>The site is located adjoining the village and offers to create an active area of social cohesion within the proposed development, whilst offering further social and economic benefits to Longstanton and surrounding villages/towns, through use of local shops, services and public transport. The site is within walking distance of existing services.</p> <p>Land adjoins village on northern & western boundaries adjoins public highway with access to west & adjoins public footpath to south. The site is located within the 30mph speed limit.</p>
Can issues be mitigated?	<p>No. It is not possible to provide safe highway access to the site. The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained for example 0.26 ha)
Site capacity	10 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest in the site from a developer.
When would the site be available for development?	The promoter indicates that the site is not available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16.
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 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</p>

	<p>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>
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Site Assessment Conclusion
Site with no development potential.

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