

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

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

**Index of Orwell Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 020	Land adjacent to Petersfield Primary School, off Hurdleditch Road, Orwell	71 dwellings	2024

**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>	Orwell
<b>Site name / address</b>	Land adjacent to Petersfield Primary School, off Hurdleditch Road, Orwell
<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>	35-55 dwellings with community uses and outdoor recreation, potentially providing expansion of adjacent recreation ground
<b>Site area (hectares)</b>	3.14
<b>Site Number</b>	020
<b>Site description &amp; context</b>	Part of an arable field on the north west edge of the village. Adjoining the primary school and recreation ground to the south. The field is bounded by hedges to the south and east, by the remaining arable field to the north and an avenue of trees to the west alongside Hurdleditch Road.
<b>Current or last use of the site</b>	Agricultural
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	No
<b>Planning history</b>	DC 1988. Planning permission (S/0938/88/O) refused for the erection of 12 houses because outside village framework, contrary to Structure Plan and poor relationship of some properties with existing dwellings on Town Green Road.
<b>Source of site</b>	<ul style="list-style-type: none"> <li>• Site suggested through call for sites</li> </ul>

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

<b>Tier 1: Strategic Considerations</b>	
<b>Green Belt</b>	The site is not within the Green Belt.
<b>Is the site subject to any other considerations that have the potential to make the site unsuitable for development?</b>	<ul style="list-style-type: none"> <li>Flood Zone – Approximately 0.7ha of the site falls within flood zone 3. The Call for Sites questionnaire states that this land will be used for open space.</li> </ul>
<b>Tier 1 conclusion:</b>	Part of an arable field on the north west edge of the village. Adjoining the primary school and recreation ground to the south. The field is bounded by hedges to the south and east, by the remaining arable field to the north and an avenue of trees to the west alongside Hurdleditch Road. The site is not subject to strategic considerations that would make it unsuitable for development with the exception of that part within flood zone 3.
<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>Listed Buildings - Manor Farmhouse and Barn Listed Grade II on Town Green Road within 120 metres.</li> <li>Non-statutory archaeological site - Finds of Roman date are known in the vicinity. Further information would be necessary in advance of any planning application for this site.</li> </ul>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Presence of protected species - 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</li> </ul>

	<p>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 of high grade - Agricultural Land Classification Grade 2</li> </ul>
<b>Physical considerations?</b>	<p>Noise issues - The site will be immediately adjacent to an existing MUGA to the South at Orwell Recreation Ground. Due to nature of noise generated by use of the MUGA and depending on its hours of use there are likely to be moderate to major significant noise related issues. Could be mitigated by off site measures and subject to careful design and layout. Site should not be allocated until these issues have been considered. Floodlighting of the MUGA could cause a light nuisance. Requires assessment but could be mitigated.</p> <ul style="list-style-type: none"> <li>• Utility services (e.g. pylons)</li> </ul>
<b>Townscape and landscape impact?</b>	<p>Orwell is a linear High Street village which retains a historic street pattern. To the north of the village is the chalk ridge of Toot Hill, which overshadows the village. Behind the frontage housing of the High Street are long back gardens and paddocks. Most of the village is bordered by large open arable fields, with some small fields on the edge forming a transition.</p> <p>Development of this site would extend the village out into the open countryside in a location with an existing soft green edge. It would have an adverse effect on the landscape setting of Orwell. This impact could be mitigated over time by new hedgerows or tree belts.</p>
<b>Can any issues be mitigated?</b>	In Part

<b>Infrastructure</b>	
<b>Highways access?</b>	A junction located on to Hurdleditch Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design
<b>Utility services?</b>	<ul style="list-style-type: none"> <li>• Electricity - No significant impact on existing network</li> <li>• Mains water - This site falls within the Cambridge Water Company (CWC) Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. CWC will allocate all spare on a first come first served basis, and any development requiring an increase in capacity will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas – Orwell does not have a gas supply.</li> <li>• Mains sewerage - There is sufficient capacity at the Foxton works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This</li> </ul>

	assessment and any mitigation required will be funded by the developer.
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Orwell has one primary school with a PAN of 30 and a school capacity of 210, and lies within the catchment of Bassingbourn Village College with a PAN of 150 and school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 75 surplus primary places in Orwell taking account of planned development, and a surplus of 168 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for around 55 dwellings could generate a need for early years places and a maximum of 19 primary school places and 14 secondary places.</p> <p>After allowing for surplus school places, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
<b>Health facilities capacity?</b>	Orwell has no health facilities. The medical practice in Little Eversden has limited physical capacity to expand.
<b>Any other issues?</b>	The Call for Sites Questionnaire states that development off Hurdleditch Road adjacent the Village School, provides an opportunity to deliver a sympathetic development incorporating a mixture of dwelling sizes, tenures and a significant amount of open space/landscaping. The Landowners have previously been approached regarding an expansion of the adjacent Petersfield recreation ground and if consented, it is envisaged that an expansion of this facility would be included in the scheme. In addition we are aware that the adjacent Primary School requires additional space which could also be included in any scheme.
<b>Can issues be mitigated?</b>	In Part
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	2.36 ha assuming the land at risk of flooding is used for open space
<b>Site capacity</b>	71 dwellings
<b>Density</b>	30 dph

<b>Potential Suitability</b>	
<b>Conclusion</b>	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.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	Landowner, no known ownership constraints
<b>Legal constraints?</b>	None known
<b>Is there market interest in the site?</b>	The site has not been marketed, no known developer interest
<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>	None known
<b>Are there any cost factors that would significantly affect deliverability?</b>	None known
<b>Could issues identified be overcome?</b>	None identified
<b>Economic viability?</b>	Viability Category 1 Most viable sites  This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for

	<p>development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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<b>Site Assessment Conclusion</b>
<p>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>

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