

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

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

**Index of Over Site Assessment Proforma**

<b>Site Number</b>	<b>Site Address</b>	<b>Site Capacity</b>	<b>Page</b>
Site 007	Land rear of 38 Mill Road, Over	38 dwellings	2032
Site 017	Land off Randalls Lane, Over	29 dwellings	2039
Site 097	Land at and to the rear of 16 The Lanes, Over	22 dwellings	2047
Site 121	Land fronting to both New Road and Station Road, Over	48 dwellings	2055
Site 127	Land at Mill Road, Over	43 dwellings	2063
Site 138	Land east of Station Road, Over	23 dwellings	2071
Site 165	Land off Meadow Lane, Over	28 dwellings	2079
Site 182	Land north of New Road, Over	61 dwellings	2086
Site 256	Land at Station Road, Over	37 dwellings	2094
Site 290	Land east of Mill Road, Over	49 dwellings	2102

**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>	Over
<b>Site name / address</b>	Land rear of 38 Mill Road, Over
<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>	50+ dwellings
<b>Site area (hectares)</b>	1.42 ha.
<b>Site Number</b>	007
<b>Site description &amp; context</b>	The site is located to the south of Mill Road on the south eastern edge of Over. To the north and west of the site is housing, a large residential garden adjoins to the south west and former market garden land to the south east. To the east is grassland and orchard, beyond which is open agricultural land. The site comprises a small agricultural field and grassland, screened on all sides by hedgerow except to the south eastern corner.
<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>	LP2004 Inspector – Although some of these areas are not particularly visible from the open countryside further away from the village, I found no reason to identify the objection site as particularly suitable for development. Even if expansion of Over were necessary, this is not so natural an extension to the village as the land east of Station Road / north of New Road or the land at Willingham Road (Over 1B). I therefore do not support its allocation.

	Planning permission for residential development (C/0384/64/) was refused as other sites, better related to the village centre, were available for development.
<b>Source of site</b>	Site suggested through call for sites

<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>Minerals and Waste LDF designations (Core Strategy designations only) – approximately 1/3 of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This largely agricultural site is located to the south of Mill Road on the south eastern edge of Over, with no strategic constraints identified that would prevent the site from being developed, although approximately 1/3 of the site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – Grade II Listed 1 King Street is approximately 90m to the north west. Some adverse effect on setting of 28 Hilton Street due to intensification of entrance and potential loss of trees in street views and on 1 King Street due to loss of openness and rural views. Planning history of refusal.</li> <li>Non-statutory archaeological site - Settlement of Iron Age and Roman date is known to the south and enclosures known from cropmarks to the east are indicative of further activity in this landscape. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>The site forms a part of the setting of a Grade II Listed Building. However, with careful design it may be possible to mitigate any impact on the historic environment.</p>

<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• 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 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.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issue - 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.</li> <li>• Utility services (e.g. pylons) – there are sewers crossing the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary’s Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The village edge, as seen from the majority of the approaches, appears well treed with glimpses of low density houses. The</p>

	<p>exception is part of the eastern edge, which is exposed and very visible, where development has been allowed to spill out into one of the areas of intimate fields or paddocks on the village edge. The site is characterised as enclosed farmland and paddocks, adjacent to mixed linear development and a small post war estate. Small fields, market gardening and mature tree belts provide a transition between village and flat open farmland.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Over. Development of this site would create another large housing estate, which would be out of character with the adjoining linear development to the north. It would have a detrimental impact on the rural character and further erode the soft edge on the eastern side of the village.</p>
<b>Can any issues be mitigated?</b>	<p>In part. Historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of Grade II Listed Building and would be a substantial development out of character with the linear village.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>A further property may be required to gain better access.</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 CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the</li> </ul>

	<p>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 a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, 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 6 primary places in Over taking account of planned development in Over, and a large 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>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site without removing further property from the road frontage.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

**Capacity**

<b>Developable area</b>	1.28 ha.
<b>Site capacity</b>	38 dwellings
<b>Density</b>	30 dph

**Potential Suitability**

<b>Conclusion</b>	The site is not potentially capable of providing residential development taking account of site factors and constraints.
-------------------	--

**Availability**

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

**Achievability**

<b>Phasing and delivery of the development</b>	The promoter indicates that the first dwellings could be completed on site 2016-21.
<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>	
<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>	Over
<b>Site name / address</b>	Land off Randalls Lane, Over
<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>	30 dwellings
<b>Site area (hectares)</b>	1.06 ha.
<b>Site Number</b>	017
<b>Site description &amp; context</b>	<p>The site is located to the east of Overcote Road, north of High Street and west of Randalls Lane, on the northern edge of Over. The site is surrounded by residential development to the east, south and west. Immediately to the east and west lies enclosed grassland with dense vegetation. To the north lies a large agricultural field. The site comprises a small paddock enclosed on all sides by hedgerows.</p> <p>Note: the site adjoins site 165 to the north.</p>
<b>Current or last use of the site</b>	Paddock
<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>	<p>LDF Objection Site 101 (2006)</p> <p>LP1993 Inspector – considered land off meadow lane. “I share the Council’s view about the character of this part of the village [that the land is part of the open countryside], although it is surprising that they have included within the Framework adjoining land which contains buildings apparently in agricultural use. That does not, however,</p>

	<p>justify the inclusion of the objection land, the development of which would result in a consolidation of buildings and a substantial incursion into the open countryside, at variance with the prevailing form and character of Meadow Lane.”</p> <p>There have been unsuccessful attempts to gain planning permission for single dwellings and up to 8 dwellings on the site (S/1677/85/O, S/1071/85/O and S/1472/83/O). As we as being refused for being outside the framework, Randalls Lane is a sub standard access with a restricted width, restricted visibility to High Street, no footways and no turning head and is unsuitable for further development</p> <p>This is encapsulated in the appeal Inspector’s decision into a planning application for a single dwelling in 1985 (S/1677/85/O). The inspector stated “I believe that the appeal site lies a little outside the physical framework of the village, in the adjoining countryside, and that the erection of the building you propose would conflict with the aim of widely acknowledged importance to protect the countryside from unnecessary development. I found there to be a marked contrast between, on the one hand, the built-up character of High Street and Randalls Lane as far as your allotment land and, on the other, the rural character of your land and the arable fields beyond it.”</p>
<b>Source of site</b>	Site suggested through call for sites

<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>Minerals and Waste LDF designations (Core Strategy designations only) – approximately half of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This small paddock is located to the east of Overcote Road, north of High Street and west of Randalls Lane, on the northern edge of Over, with no strategic constraints identified that would prevent the site from being developed, although approximately half of the site is within the Minerals and Waste Safeguarding Area for sand and gravel.
<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 lies adjacent to the Over Conservation Area to the southern boundary. Adverse effect on setting due to loss of wooded backdrop and relationship with rural countryside and loss of views of High Street from footpaths to north.</li> <li>• Listed Buildings – Grade I Listed Church of St Mary lies approximately 145m to the west. Grade II Listed numbers 50 and 52 High Street lie approximately 55m, and 41 High Street lies approximately 77m to the south, and other properties lie further along High Street to the south east. Other Grade II Listed buildings are located on Horse Ware, approximately 100m to the west, and at Church End. Adverse effect on settings of 50 &amp; 52 High Street due to loss of wooded backdrop and relationship with rural countryside.</li> <li>• Non-statutory archaeological site - Cropmarks to the north indicate the location of enclosures and trackways of uncertain date. It is clear that elements of this cropmark complex extend into the proposal area. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>It would not be possible to mitigate any impact on the historic environment as the site forms an important part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area. Development would be contrary to the single depth development predominating the area and would result in the loss of the wooded backdrop and relationship with the rural countryside.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – a large area of protected trees lie to the north of the site.</li> <li>• Public Rights of Way – a footpath runs along the eastern edge of the site and joins other footpaths crossing land to the north.</li> <li>• 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 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</li> </ul>

	<p>design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issue - 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.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The site is characterised as enclosed farmland and paddocks, where small fields create a buffer between the historic core and open farmland.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. Development on this site has previously been adjudged to be harmful to the countryside and character to this rural part of the village by independent planning inspectors. Development on this site would be harmful to the character of the village and the Conservation Area, constituting back land development, poorly related to the existing built-up part of the village.</p>

<b>Can any issues be mitigated?</b>	No. Significant heritage, townscape and landscape impacts. It would not be possible to mitigate any impact on the historic environment as the site forms an important part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area.
-------------------------------------	--

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on Randalls 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 CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WWTW 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.</li> </ul>

<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, 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 6 primary places in Over taking account of planned development in Over, and a large 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 30 dwellings could generate a need for a small number of early years places and a maximum of 11 primary school places and 8 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>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	
<b>Can issues be mitigated?</b>	<p>No. It is not possible to provide safe highway access to the site.</p> <p>Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p>
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	0.95 ha.
<b>Site capacity</b>	29 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by a single family.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<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>	
<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</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>
--	--

<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>	Over
<b>Site name / address</b>	Land at and to the rear of 16 The Lanes, Over
<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>	10-20 dwellings with green space for amenity / community orchard area.
<b>Site area (hectares)</b>	1.11 ha.
<b>Site Number</b>	097
<b>Site description &amp; context</b>	<p>The site is located to the east of Station Road, south of High Street, and west of The Lanes, on the north western side of Over. The site adjoins residential development to the north, east and south of the site. To the west lies an overgrown area of scrubland. The site comprises mostly grassland, together with small areas of residential land. The site is screened to the residential boundaries, but is open to Turn Lane to the south.</p> <p>Note: the site adjoins site 138 to the west.</p>
<b>Current or last use of the site</b>	Grassland and residential.
<b>Is the site Previously Developed Land?</b>	Part – one residential property (16 The Lanes).
<b>Allocated for a non-residential use in the current development plan?</b>	Site is designated a Protected Village Amenity Area (Policy CH/6).
<b>Planning history</b>	Submission LDF (2006) DCPDPD Policy CH/6 PVAA – The Inspector reported “the western part of the PVAA land east of Station Road, Over, is covered in thick scrub. It does not contribute to the amenity and character of this part of the village, in contrast to the eastern part of the PVAA. Delete the PVAA notation from the western part of the PVAA near the church in Over.”

	<p>LP2004 – a large part of the site was designated a PVAA.</p> <p>LP1993 – most of the site was allocated in the deposit plan (Site 1A) but the Inspector recommended its deletion and allocation of an alternative site. The Inspector concluded “Sites 1A and 1B are both surrounded by housing, but the former is a particularly attractive open area within the village which provides very attractive views of the Church and Conservation Area. I consider that development of this site would have a substantial adverse effect on the character of the village, and that it should not be allocated for development.”</p> <p>Planning permission has previously been allowed for residential development of up to 8 dwellings on parts of the site (S/589/85/O, RC/134/60, and C/818/63). The most recent (S/589/85/O) was allowed on appeal submit to the development being “carefully designed” and which “would have little impact on either the residential amenities of surrounding properties or the character of this part of the village as a whole”.</p> <p>However, several planning applications for residential development have also been refused (S/0955/89/F, S/0954/89/F, C/0562/71/O and C/0027/63/). Two were refused (S/0955/89/F and S/0954/89/F) as “this proposal fails to meet this test [see above re: S/589/85/O] by reason of the scale of the proposed houses in relation to the plots which would result in an unattractive development dominated by buildings and hard surfaces. This form of development is alien and would significantly detract from the village’s character.” An appeal inspector (S/1159/90/F) also concluded that “the proposed development would be unacceptable, primarily because I think that it would be harmful to the character of the area.”</p>
<b>Source of site</b>	Site suggested through call for sites

<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>	This grassland site is located to the east of Station Road, south of High Street, and west of The Lanes, on the north western side of Over. The site is designated a Protected Village Amenity Area.

<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 lies adjacent to the Over Conservation Area on a small part of the northern edge, and to north east.</li> <li>• Listed Buildings – Grade I Listed Church of St Mary lies approximately 1155m to the north west. Grade II Listed numbers 50 and 52 High Street lie approximately 65m and 41 High Street lies approximately 58m to north east. Other Grade II Listed buildings are located on Station Road, Church End and Horse Ware.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village to the south of the medieval parish church of St Mary. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>It would not be possible to mitigate any impact on the historic environment as the site forms an important part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs along the southern edge of the site and a byway lies approximately 42m to the south east.</li> <li>• 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 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.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>

<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>Noise issue - 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.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The site is characterised as open space in an area to the south of the historic core. Linear residential development lies to the east and west, whilst more modern development is to the south.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. Development on this site has previously been adjudged to be harmful to the character to this open and historic part of the village by independent planning inspectors. Development of this site would constitute back land development, poorly related to the existing built form, and harmful to the character of the village.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant heritage, townscape and landscape impacts. It would not be possible to mitigate any impact on the historic environment as the site forms an important part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area.</p>

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to The Lanes would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>The promoter has provided an Access Appraisal.</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 CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College

	<p>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 6 primary places in Over taking account of planned development in Over, and a large 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 10-20 dwellings could generate a need for a small number of early years places and a maximum of 7 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site 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>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>Increased surveillance of public footpath. Provision of affordable housing in accordance with adopted policy. Sustainable residential development within the heart of the village within easy walking distance of community facilities.</p>
<b>Can issues be mitigated?</b>	Yes
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	0.97 ha.
<b>Site capacity</b>	22 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single family.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer.
<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>	
<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</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>
--	--

<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.

**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>	Over
<b>Site name / address</b>	Land fronting to both New Road and Station Road, Over
<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>	Residential development
<b>Site area (hectares)</b>	2.14 ha.
<b>Site Number</b>	121
<b>Site description &amp; context</b>	<p>The site is located to the north of New Road and east of Station Road, on the western edge of Over. The site adjoins residential properties to the east, the recreation ground to the north east, overgrown land to the north west. A cemetery lies to the south west of the site and agricultural land to the south east. Sporadic residential development and open paddocks lie to the west. The site comprises scrubland enclosed on all sides by hedgerow, although patchy in places along the New Road frontage.</p> <p>Note: the site adjoins site 256 to the north.</p>
<b>Current or last use of the site</b>	Scrubland
<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>	<p>LDF Objection Site 100 (2006)</p> <p>LP2004 Inspector - I saw that the site is well-located in relation to village facilities and, as a roughly rectangular site with undeveloped frontages to two of the main roads in Over, could form a strong</p>

	<p>candidate for sympathetic village rounding-off/expansion in townscape terms, were such expansion to be necessary. However, in examining the land supply situation, I have not found it necessary to recommend many additional land allocations outside the Cambridge Northern Fringe during the remainder of the plan period. In accordance with this conclusion I have recommended the deletion of allocation Over 1B. Consequently, in view of the green field nature of this objection site and the general level of sustainability of the village (as discussed above), I do not support the objection.</p> <p>LP1993 Inspector - The land to which Mr Ginn refers is another area of open land whose character is more akin to countryside than to the main body of the village. Neither of these sites has any close relation with the main body of the village. Their development would result in substantial incursions into the open countryside. There is no convincing evidence to show that their allocation for development would reduce pressures on land elsewhere, whose contribution to the character of the village might be an important consideration in the determination of any planning application.</p>
<b>Source of site</b>	Site suggested through call for sites

<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>Minerals and Waste LDF designations (Core Strategy designations only) – approximately ¾ of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This paddock site is located to the north of New Road and east of Station Road, on the western edge of Over, with no strategic constraints identified that would prevent the site from being developed, although approximately ¾ of the site is within the Minerals Safeguarding Area for sand and gravel.
<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 – There are several Grade II Listed Buildings in Glover Street, New Road and West Street, the closest is number 1 New Road approximately 280m to the south east.</li> <li>Non-statutory archaeological site - Finds of prehistoric date are known in the area. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders – There are several groups of protected trees to the east and north east of the site.</li> <li>Public Rights of Way – a byway runs along The Doles to the north east and a footpath lies approximately 55m to the south west and 175m to the north west.</li> <li>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 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.</li> <li>Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise issues - The site will be in close proximity to an existing skateboard park, play equipment and general recreation ground / MUGA at Over Community Centre / Recreation Ground. Such a short distance separation between a skateboard park / rec and residential is unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by skateboard park e.g. high-level impact noises etc. likely to be moderate to major significant noise related issues. Could be developed if skate park was removed or relocated by s106 obligation or similar mitigation measures and subject to careful design and layout. Site should not be allocated until these issues have been</li> </ul>

	<p>considered and mitigation options feasibility etc.</p> <ul style="list-style-type: none"> <li>• Other environmental conditions (e.g. fumes, vibration, dust) – There is a MUGA at Over Community Centre / Recreation Ground and any floodlighting and hours of use could cause a light nuisance. May require checking / assessment but could be mitigated offsite by s106 agreement.</li> <li>• Utility services (e.g. pylons) – electricity power lines cross the site diagonally from the junction of New Road and Station Road to the northern boundary. Telecom lines run along the New Road frontage.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The recreation ground at the village crossroads is a striking feature of Over. The site is in an area characterised as recreation ground, small fields and mature trees and hedges, especially along The Doles, clearly defining the village edge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. The recreation ground and the surrounding pastureland do not form part of this urban scene relating more to the open countryside to the south and west of the site. The area is part of this rural landscape. Development of the site</p>

	would have a detrimental impact on the rural character of this part of the village.
<b>Can any issues be mitigated?</b>	No. Significant heritage, townscape and landscape impacts. The site does not form part of this urban scene relating more to the open countryside to the south and west of the site. Significant noise and flood lighting issues which cannot be overcome.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to New Road 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 CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW 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</li> </ul>

	will be funded by the developer.
<b>Drainage measures?</b>	No FRA provided. An award drain (Awarded Watercourse Over 15) runs along the eastern and part of the northern boundary of the site.
<b>School capacity?</b>	Over has one Primary School with a PAN of 40 and school capacity of 280, 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 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.  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.
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	The promoter provides the following supporting information:  The development would contribute towards the additional housing requirements of the district and would provide such further appropriate benefits as might be enshrined in any planning obligation agreement entered into pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended).
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	1.61 ha.
<b>Site capacity</b>	48 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by several landowners.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<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>	
<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</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>
--	--

<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>	August 2013
<b>Location</b>	Over
<b>Site name / address</b>	Land at Mill Road, Over
<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>	Approximately 40-50 dwellings
<b>Site area (hectares)</b>	1.59 ha.
<b>Site Number</b>	127
<b>Site description &amp; context</b>	The site is located to the south of Willingham Road and west of Mill Road on the eastern edge of Over. The site is surrounded by housing on three sides, whilst open agricultural land lies to the east. The site comprises a paddock, entirely surrounded by tall hedgerow.  Note: the site partly adjoins site 290 to the east.
<b>Current or last use of the site</b>	Paddock
<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>	LP2004 – The Council proposed the allocation of the site in the 1999 Deposit Plan (Policy Over 1B) but in response to objections the Inspector rejected it - I note that this land was within the village framework defined in the adopted plan but was not allocated at that time. From my consideration of the land supply situation I have found there to be relatively little need for further allocations outside the Cambridge Northern Fringe during the remainder of the plan period. Having regard to the green field nature of this site, my view of the comparative sustainability of Over (discussed in the introduction

	<p>above), and my conclusions about other sites in the District, I do not consider it necessary to make an allocation at this site. Moreover, on an overall view, I consider the site somewhat less favourably located in relation to village facilities than the objection site east of Station Road/north of New Road, although I recognise that it may have a marginally higher agricultural value. I therefore recommend both the deletion of this allocation and its exclusion from the village framework.</p> <p>LP1993 – Inspector revised the Village Framework to include the site to reflect the commitment for the site to be used for a new primary school, which would dominate the site and change its character as to make it effectively part of the village.</p> <p>Planning permission was previously granted for a primary school (S/1556/88/O and S/0947/89/D). However, a bungalow was refused (S/0211/76/O) as there were insufficient agricultural grounds for it, being outside the village framework.</p>
<b>Source of site</b>	Site suggested through call for sites

<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>	This small paddock is located to the south of Willingham Road and west of Mill Road on the eastern edge of Over with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – site lies approximately 310m to the east of Over Conservation Area. Adverse effect on setting due to loss of mature hedgerow and open countryside on approach.</li> </ul>

	<ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Enclosures to the east suggest activity of probable late prehistoric or Roman date. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Important Countryside Frontage – adjacent to the site along the Mill road frontage and along Willingham Road.</li> <li>• Biodiversity features – The promoter’s Ecology report identifies the only potential ecological risk to the development is from hedgerows and the dry ditch at the site. While not containing any BAP species, they may provide important foraging routes for certain species.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issue - 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.</li> <li>• Utility services (e.g. pylons) – telecom lines run along the Mill Road and Willingham Road frontages and along the southern edge of the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary’s Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p>

	<p>The village edge, as seen from the majority of the approaches, appears well treed with glimpses of low density houses. The exception is part of the eastern edge, which is exposed and very visible, where development has been allowed to spill out into one of the areas of intimate fields or paddocks on the village edge. The site is characterised as open space in an area with an exposed edge, with frontage houses facing onto Mill Road and arable fields. There are few trees or hedgerows.</p> <p>The site was the former site of a windmill so ground levels higher than adjacent ground levels. The site is completely screened from the wider landscape to the north and east by thick hedges, and to the south and west by the housing development. It is likely that substantial parts of the hedge would need to be removed to achieve required visibility sightlines for vehicular access. This would be particularly detrimental to the existing landscape, particularly on the ICF if access were provided onto Mill Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Over. Although the impact of development of a limited scale could partially be reduced by a well-designed planting scheme, this would take several years to become effective. The character of the village entrance would be altered and there would also be a loss of amenity for adjacent properties, a number of which directly face onto or have windows overlooking the site.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>Yes, with careful design and it should be possible to mitigate the historic environment, townscape and landscape impacts of development of this site.</p>

<b>Infrastructure</b>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to Mill Road would be acceptable to the</p>

	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 - The site falls within the CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, 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 6 primary places in Over taking account of planned development in Over, and a large 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 40-50 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>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>The red-line site is greenfield and in single ownership and offers the ability to deliver residential development in the short term, in a</p>

	<p>location that offers good connectivity to a sustainable settlement. In terms of sustainability Over has a population of 2,790 and offers a post office/shop; food shops; non-food shops; pub; hairdresser; meeting place; children's playground; mobile library; sports/recreation field; clubs/groups; doctor's surgery; community access point; child minder; religious facility; nursery/playgroup/pre-school; primary school; and has 6+ buses to Cambridge or a market town every weekday. (source: SCDC Audit 2006).</p> <p>Development on this site will serve as a logical rounding off of the village, providing a sympathetic level of new housing (including affordable) without undue visual intrusion, loss of amenity space or encroachment into the open countryside.</p> <p>In terms of wider, strategic growth, land that is shaded green is also greenfield (and therefore largely unconstrained) in single ownership and could be brought forward in partnership with the local community as part of any forthcoming Neighbourhood Plan. This would offer the advantage of delivery of residential and community-led development on land that is available, can be quickly and effectively assembled, and is largely unconstrained. The site is currently landscaped on its northern boundary (which would be retained as part of any future scheme) and further strategic planting to the east and south could help reduce visual impact and/or help create a newly defined settlement boundary.</p>
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	Yes

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	1.43 ha.
<b>Site capacity</b>	43 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.

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has been marketed and there is interest in the site from a developer.
<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>	
<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</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>
--	--

<b>Site Assessment Conclusion</b>
<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>

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

**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>	Over
<b>Site name / address</b>	Land east of Station Road, Over
<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>	26 dwellings
<b>Site area (hectares)</b>	0.86 ha.
<b>Site Number</b>	138
<b>Site description &amp; context</b>	<p>The site is located to the east of Station Road, south of Church End on the north western side of Over. The site adjoins residential development to the north, south and west. To the west lies an area of open grassland, which is surrounded by housing on its other three sides. The site comprises a small area of overgrown scrubland with trees.</p> <p>Note: the site adjoins site 097 to the east.</p>
<b>Current or last use of the site</b>	Scrubland
<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>	Submission LDF (2006) DCPDPD Policy CH/6 PVAA – The Inspector reported “the western part of the PVAA land east of Station Road, Over, is covered in thick scrub. It does not contribute to the amenity and character of this part of the village, in contrast to the eastern part of the PVAA. Delete the PVAA notation from the western part of the PVAA near the church in Over.”

	<p>LP2004 – the site was designated a PVAA.</p> <p>LP1993 – the site was allocated in the deposit plan (part of Site 1A) but the Inspector recommended its deletion and allocation of an alternative site. The Inspector concluded “Sites 1A and 1B are both surrounded by housing, but the former is a particularly attractive open area within the village which provides very attractive views of the Church and Conservation Area. I consider that development of this site would have a substantial adverse effect on the character of the village, and that it should not be allocated for development.”</p> <p>A recent planning application for 26 dwellings (S/0440/12/FL) was refused as the land forms an important part of the setting of a Grade I Listed church and development would diminish the open setting, and the character and appearance of the Conservation Area. It was considered too large a scale of development in a less well served Group Village.</p> <p>Outline planning permission has previously been allowed for residential development (C/003/58).</p>
<b>Source of site</b>	Site suggested through call for sites

<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>	This scrubland site is located to the east of Station Road, south of Church End on the north western side of Over, with no strategic constraints identified that would prevent the site from being developed.
<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 lies adjacent to the Over Conservation Area to most of the northern boundary.</li> <li>• Listed Buildings – Grade I Listed Church of St Mary lies approximately 55m to the north. The site is adjacent to Grade II Listed 13 Church End and immediately opposite 20 Station Road. There are several other Grade II Listed Buildings in Church End, Horse Ware and High Street.</li> <li>• Non-statutory archaeological site - The site is located in the historic core of the village to the south of the medieval parish church of St Mary. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>It would not be possible to mitigate any impact on the historic environment as the site forms an important part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>• Public Rights of Way – a footpath runs along the southern edge of the site and a byway lies approximately 185m to the south east.</li> <li>• 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 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.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>• Noise issue - 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.</li> </ul>

<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. The site is characterised as open space in an area to the south of the historic core. Linear residential development lies to the east and west, whilst more modern development is to the south.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>No. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. Development would have a detrimental impact on the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area, which it would not be possible to mitigate.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within</p>

	<p>this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway working with the information provided on the South Cambridgeshire District Councils SHLAA website plan.</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 CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, 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 6 primary places in Over taking account of planned development in Over, and a large 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 26 dwellings could generate a need for a small number of early years places and a maximum of 9 primary school places and 7 secondary places.</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.
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>The development of this site for residential purposes would be able to contribute appropriately to affordable housing needs in the locality, in addition to the shortfall in provision of market housing demonstrated by the Council's acknowledged lack of 5 year housing land supply.</p> <p>It is anticipated that any planning permission for residential development on the site would be subject to the Council's usual requirements for financial contributions secured by s.106 Obligations, towards improvements to public transport, community facilities, waste services, open space provision or enhancement, education facilities and other infrastructure needs to accommodate the increased demands deriving from the additional population generated by the development, to mitigate its impact on services.</p>
<b>Can issues be mitigated?</b>	<p>Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.</p> <p>However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.</p>
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

Capacity	
<b>Developable area</b>	0.77 ha.
<b>Site capacity</b>	23 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	No
<b>Site ownership status?</b>	The site is promoted by four landowners.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has been marketed and there is interest in the site from a developer.
<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>	
<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</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>
--	--

<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.

**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>	Over
<b>Site name / address</b>	Land off Meadow Lane, Over
<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>	Residential development with public open space
<b>Site area (hectares)</b>	3.12 ha.
<b>Site Number</b>	165
<b>Site description &amp; context</b>	<p>The site is located to the east of Overcote Road and west of Meadow Lane, on the northern side of Over. The site adjoins residential development to the east and west. To the south lies three small paddocks / areas of enclosed grassland with dense vegetation, and to the north and north east are agricultural fields. The site comprises a large agricultural field, well enclosed by hedgerow to the southern part, but more exposed to the north and north east.</p> <p>Note: the site adjoins site 017 to the south.</p>
<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>	LP1993 Inspector – considered land off meadow lane. “I share the Council’s view about the character of this part of the village [that the land is part of the open countryside], although it is surprising that they have included within the Framework adjoining land which contains buildings apparently in agricultural use. That does not, however, justify the inclusion of the objection land, the development of which

	would result in a consolidation of buildings and a substantial incursion into the open countryside, at variance with the prevailing form and character of Meadow Lane.”
<b>Source of site</b>	Site suggested through call for sites

<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>Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This large agricultural field is located to the east of Overcote Road and west of Meadow Lane, on the northern side of Over, with no strategic constraints identified that would prevent the site from being developed, although the site is within the Minerals and Waste Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Conservation Area – the site lies approximately 40 north of the Over Conservation Area. Some adverse effect on setting due to loss of views to and from High Street from footpaths to north.</li> <li>Listed Buildings – Grade I Listed Church of St Mary lies approximately 155m to the south west. Grade II Listed numbers 50 and 52 High Street lie approximately 130m, and 41 High Street lies approximately 112m to the south, and other properties lie further along High Street to the south east. Other Grade II Listed buildings are located on Horse Ware, approximately 98m to the west, and at Church End.</li> <li>Non-statutory archaeological site - Cropmarks to the north indicate the location of enclosures and trackways of uncertain date. It is clear that elements of this cropmark complex extend into the proposal area. Further information would be necessary in advance of any planning application for this site.</li> </ul>

	<p>The site forms an important part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area. Development would be contrary to the single depth development predominating the area. However, it may be possible to develop a reduced area to east subject to tree screening along south.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – the site is covered by a large area of protected trees, which also extends to the north of the site.</li> <li>• Public Rights of Way – footpaths cross the site and adjoin other footpaths linking with the village to the east, south and west, and into the countryside to the north.</li> <li>• 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 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.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issue - 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.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - A sewage pumping station is located adjacent to the north west corner. Anglia Water operate a cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents. A small part of the site is within Anglian Water's cordon sanitaire and will not be suitable for residential development.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on</p>

	<p>the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The site is adjacent to an area characterised as enclosed farmland and paddocks, where small fields create a buffer between the historic core and open farmland.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. Development on this scale would be harmful to the countryside and character to this rural part of the village and the Conservation Area, constituting back land development, poorly related to the existing built-up part of the village. However, it may be possible to develop a smaller area to the east with additional tree screening to the south.</p>
<p><b>Can any issues be mitigated?</b></p>	<p>In part. The site forms part of the setting of a Grade I Listed church, several Grade II Listed Buildings and the Conservation Area. However, with careful design it should be possible to mitigate any impact on the historic environment with landscape screening. Part of the site is within the cordon sanitaire.</p>

<p style="text-align: center;"><b>Infrastructure</b></p>	
<p><b>Highways access?</b></p>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p>

	<p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</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 CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is capacity at the WwTW however the numbers attributed to this development site are unknown. 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, 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 6 primary places in Over taking account of planned development in Over, and a large 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 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>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>Over is a well served Group Village with Primary School, Secondary School at nearby Swavesey Village College, Garage, Surgery and</p>

	Day Centre, Sheltered Housing Scheme, 2 Churches, Norman Way Industrial Estate (Employment), Citi 5 bus services, recreation ground and village green with pavilion. Also good links to Guided Busway stops, therefore location is well served and with good sustainable transport services..
<b>Can issues be mitigated?</b>	No. It is not possible to provide safe highway access to the site.  Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
<b>Does the site warrant further assessment?</b>	No

### Tier 3: Site Specific Factors

<b>Capacity</b>	
<b>Developable area</b>	0.94 ha.
<b>Site capacity</b>	28 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed and there is no interest in the site from a developer, although the site owners are developers.
<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>	
<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>	Over
<b>Site name / address</b>	Land north of New Road, Over
<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>	25-50 dwellings, with scheme bringing forward part of allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1a))
<b>Site area (hectares)</b>	2.72 ha.
<b>Site Number</b>	182
<b>Site description &amp; context</b>	The site is located to the south of The Doles, west of Anglesey Way and north of New Road, on the western edge of Over. To the north, west and south of the site is housing, and to the west is open recreation land and the community centre. The site comprises paddock used for grazing horses, enclosed on all sides by hedgerow.
<b>Current or last use of the site</b>	Paddock
<b>Is the site Previously Developed Land?</b>	No
<b>Allocated for a non-residential use in the current development plan?</b>	Site Specific Policies DPD, Policy SP/14(1a)
<b>Planning history</b>	LDF Objection Site 99 (2006)  LP2004 - This site comprises the remnant farmland referred to in the preceding paragraph. The objector opposes its allocation as an extension to the recreation ground through policy Over 4, instead seeking its inclusion in the village framework and allocation for residential development. However, the site is well located for the proposed extension and I have been provided with no evidence to lead me to disagree with the case advanced in paragraph 76.24 of the plan which provides the reasoned justification for policy Over 4.

	<p>LP1993 Inspector - The land adjoins residential development on three sides and is within the general ambit of the village. It is however undeveloped, generally has the character of an area of countryside spreading into the village and should not be included in the Framework on the basis of its existing character. In view of the proposed allocations and other objection sites which I regard as being better located within the main confines of the village and more suitable for development, I do not consider that there is sufficient justification in present circumstances for the allocation of this land.</p> <p>The site gained planning permission for use as a recreation ground (S/2780/88/F). Planning applications for residential development (S/0261/81/O, C/0567/68/O and C/0497/62/) have been refused. One of the reasons for refusal includes “the development, if permitted, would be too large an extension to the village and would adversely change its character.”</p>
<b>Source of site</b>	Site suggested through call for sites

<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>Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This paddock site is located to the south of The Doles, west of Anglesey Way and north of New Road, on the western edge of Over. The site is allocated for open space and the whole site is within the Minerals Safeguarding Area for sand and gravel.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Listed Buildings – There are several Grade II Listed Buildings in Glover Street, New Road and West Street, the closest is number 1 New Road approximately 90m to the south east. Potential for</li> </ul>

	<p>some adverse effect on setting of Poplar Farmhouse 59 The Lanes due to likely intensification of access.</p> <ul style="list-style-type: none"> <li>• Non-statutory archaeological site - Finds of prehistoric date are known in the area. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Environmental and wildlife designations and considerations?</b></p>	<ul style="list-style-type: none"> <li>• Tree Preservation Orders – There are several protected Elms, Ash and Horse Chestnut trees within the site. There are further groups of protected trees immediately to the north east and north west of the site.</li> <li>• Public Rights of Way – a byway runs along the northern boundary of the site and a footpath runs along Anglesey Way to the east.</li> <li>• 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 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.</li> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issues - The site will be in close proximity to an existing skateboard park, play equipment and general recreation ground / MUGA at Over Community Centre / Recreation Ground. Such a short distance separation between a skateboard park / rec and residential is unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by skateboard park e.g. high-level impact noises etc. likely to be moderate to major significant noise related issues. Could be developed if skate park was removed or relocated by s106 obligation or similar mitigation measures and subject to careful design and layout. Site should not be allocated until these issues have been considered and mitigation options feasibility etc.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - There is a MUGA at Over Community Centre / Recreation Ground and any floodlighting and hours of use could cause a</li> </ul>

	light nuisance. May require checking / assessment but could be mitigated offsite by s106 agreement.
<b>Townscape and landscape impact?</b>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The recreation ground at the village crossroads is a striking feature of Over. The site is in an area characterised as recreation ground, small fields and mature trees and hedges, especially along The Doles, clearly defining the village edge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. Development on this site has previously been adjudged to be harmful to the character to this open part of the village by independent planning inspectors. Development of this site would constitute back land development, poorly related to the existing built form, and harmful to the character of the village.</p>
<b>Can any issues be mitigated?</b>	No. Significant historic environment, townscape and landscape impacts. Development of this site would constitute back land development, poorly related to the existing built form, and harmful to the character of the village. Significant noise and flood lighting issues which cannot be overcome.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>Accompanying plan shows removal of nos 30 &amp; 32 New Road to achieve access.</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 CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	Over has one Primary School with a PAN of 40 and school capacity of 280, and lies within the catchment of Swavesey Village College

	<p>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 6 primary places in Over taking account of planned development in Over, and a large 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 25-50 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>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	The promoter provides the following supporting information: See accompanying letter.
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.  However, it is unclear whether appropriate access can be secured to the site as it is not linked to the adopted public highway.
<b>Does the site warrant further assessment?</b>	No

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	2.04 ha.
<b>Site capacity</b>	61 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<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>	
<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</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>
--	--

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

<b>Status of Site in Proposed Submission Local Plan 2013</b>
Allocated for extension to recreation ground; 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>	Over
<b>Site name / address</b>	Land at Station Road, Over
<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>	Residential development
<b>Site area (hectares)</b>	1.36 ha.
<b>Site Number</b>	256
<b>Site description &amp; context</b>	<p>The site is located to the east of Station Road, on the south western edge of Over. The site adjoins residential properties to the north, the community centre and recreation ground to the east, and paddock land to the south and west. The site comprises overgrown former market garden land with fruit trees, sheds and greenhouses remaining.</p> <p>Note: the site adjoins site 121 to the south.</p>
<b>Current or last use of the site</b>	Former market garden (ceased 1971) now overgrown.
<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>	<p>LDF Objection Site 100 (2006)</p> <p>LP2004 Inspector - I saw that the site is well-located in relation to village facilities and, as a roughly rectangular site with undeveloped frontages to two of the main roads in Over, could form a strong candidate for sympathetic village rounding-off/expansion in townscape terms, were such expansion to be necessary. However,</p>

	<p>in examining the land supply situation, I have not found it necessary to recommend many additional land allocations outside the Cambridge Northern Fringe during the remainder of the plan period. In accordance with this conclusion I have recommended the deletion of allocation Over 1B. Consequently, in view of the green field nature of this objection site and the general level of sustainability of the village (as discussed above), I do not support the objection.</p> <p>LP1993 Inspector - The land to which Mr Ginn refers is another area of open land whose character is more akin to countryside than to the main body of the village. Neither of these sites has any close relation with the main body of the village. Their development would result in substantial incursions into the open countryside. There is no convincing evidence to show that their allocation for development would reduce pressures on land elsewhere, whose contribution to the character of the village might be an important consideration in the determination of any planning application.</p> <p>The eastern part of the site has previously gained planning permission for recreation use (S/0897/01/F and S/0271/91/F).</p>
<b>Source of site</b>	Site suggested through call for sites

<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>Minerals and Waste LDF designations (Core Strategy designations only) – a small part of the south eastern corner of the site is within the Minerals Safeguarding Area for sand and gravel.</li> </ul>
<b>Tier 1 conclusion:</b>	This overgrown former market garden site is located to the east of Station Road, on the south western edge of Over, with no strategic constraints identified that would prevent the site from being developed, although a small part of the site is within the Minerals Safeguarding Area for sand and gravel.
<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 – There are several Grade II Listed Buildings in Station Road, Glover Street, New Road and West Street, the closest is number 30 Station Road approximately 255m to the north west.</li> <li>Non-statutory archaeological site - Finds of prehistoric date are known in the area. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Tree Preservation Orders – There are several groups of protected trees to the east and north east of the site.</li> <li>Public Rights of Way – a byway runs along The Doles to the north east and a footpath lies approximately 95m to the north west and 55m to the south west.</li> <li>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 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.</li> <li>Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<b>Physical considerations?</b>	<ul style="list-style-type: none"> <li>Noise issues - The site will be in close proximity to an existing skateboard park, play equipment and general recreation ground / MUGA at Over Community Centre / Recreation Ground. Such a short distance separation between a skateboard park / rec and residential is unlikely to be in accordance with SCDCs Open Space SPD. Due to nature of noise generated by skateboard park e.g. high-level impact noises etc. likely to be moderate to major significant noise related issues. Could be developed if skate park was removed or relocated by s106 obligation or similar mitigation measures and subject to careful design and</li> </ul>

	<p>layout. Site should not be allocated until these issues have been considered and mitigation options feasibility etc.</p> <ul style="list-style-type: none"> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - There is a MUGA at Over Community Centre / Recreation Ground and any floodlighting and hours of use could cause a light nuisance. May require checking / assessment but could be mitigated offsite by s106 agreement.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary's Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The mixed linear and development zones thread their way through Over, along key roads. Here the older houses are interspersed with newer properties. Despite these newer additions, the linear frontage character remains intact with mature front hedges often linking the old with the new. Behind these frontages, there are a number of post-war estate developments. These are mainly of higher density, not all with a character in keeping with the village. The recreation ground at the village crossroads is a striking feature of Over. The site is in an area characterised as recreation ground, small fields and mature trees and hedges, especially along The Doles, clearly defining the village edge.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. The recreation ground and the surrounding pastureland / scrubland do not form part of this urban scene relating more to the open countryside to the south and west of the site. The area is part of this rural landscape.</p> <p>Development of the site would have a detrimental impact on the rural character of this part of the village.</p>

<b>Can any issues be mitigated?</b>	No. Significant heritage, townscape and landscape impacts. The site does not form part of this urban scene relating more to the open countryside to the south and west of the site. Significant noise and flood lighting issues which cannot be overcome.
-------------------------------------	---

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to Station Road 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 CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.</li> <li>• Mains sewerage - There is sufficient capacity at the WwTW 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.</li> </ul>

<b>Drainage measures?</b>	No FRA provided.  An award drain (Awarded Watercourse Over 15) runs through the eastern part of the site.
<b>School capacity?</b>	Over has one Primary School with a PAN of 40 and school capacity of 280, 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 6 primary places in Over taking account of planned development in Over, and a large deficit of 168 secondary places at Swavesey VC taking account of planned development across the village college catchment area.  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.
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	The promoter provides the following supporting information:  It is hoped that the development proposals could be assessed in conjunction with the adjacent plot of land (9 acres) in the corner of New Road and Station Road, Over. Owners of this site have an interest in both the corner site and this one. Separate notification via Mr Freeman of King & Co solicitors of St Andrews Street, Cambridge.
<b>Can issues be mitigated?</b>	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

<b>Does the site warrant further assessment?</b>	No
--	----

**Tier 3: Site Specific Factors**

<b>Capacity</b>	
<b>Developable area</b>	1.22 ha.
<b>Site capacity</b>	37 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by single landowner.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has not been marketed but there is interest in the site from a developer.
<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>	Clearance of site.
<b>Could issues identified be overcome?</b>	
<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</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>
--	--

<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>	Over
<b>Site name / address</b>	Land east of Mill Road, Over
<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>	Residential development with public open space
<b>Site area (hectares)</b>	2.18 ha.
<b>Site Number</b>	290
<b>Site description &amp; context</b>	<p>The site is located to the south of Willingham Road and east of Mill Road on the eastern edge of Over. To the west of the site is housing, a dense area of orchard lies adjacent to Willingham Road to the north, whilst open agricultural land lies to the east. The site comprises part of a large agricultural field. There is a sewerage pumping station towards the south of the site.</p> <p>Note: the site partly adjoins site 127 to the west.</p>
<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>	None
<b>Source of site</b>	Site suggested through call for sites

<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>	This agricultural site is located to the south of Willingham Road and east of Mill Road on the eastern edge of Over with no strategic constraints identified that would prevent the site from being developed.
<b>Does the site warrant further assessment?</b>	Yes

<b>Tier 2: Significant Local Considerations</b>
---

<b>Designations and Constraints</b>	
<b>Heritage considerations?</b>	<ul style="list-style-type: none"> <li>Non-statutory archaeological site - Cropmarks to the east indicate the location of enclosures of probable late prehistoric or Roman date. Further information would be necessary in advance of any planning application for this site.</li> </ul> <p>With careful design it should be possible to mitigate any impact on the historic environment</p>
<b>Environmental and wildlife designations and considerations?</b>	<ul style="list-style-type: none"> <li>Important Countryside Frontage – along the whole of the Mill road frontage of the site, and continues along Willingham Road to the north.</li> <li>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 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</li> </ul>

	<p>design.</p> <ul style="list-style-type: none"> <li>• Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2.</li> </ul> <p>It is not possible to mitigate impact on the Important Countryside Frontage.</p>
<p><b>Physical considerations?</b></p>	<ul style="list-style-type: none"> <li>• Noise issue - 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.</li> <li>• Other environmental conditions (e.g. fumes, vibration, dust) - A sewage pumping station is located on the southern part of the site. Anglia Water operate a cordon sanitaire around pumping stations, in order to minimise the risks of vibration, noise and odour impacting on new residents. Approximately 1/4 of the site is within the cordon sanitaire and not be suitable for residential development. Site may require an odour impact / risk assessment- moderate risk as existing residential in close proximity.</li> <li>• Utility services (e.g. pylons) – telecom lines cross part of the site.</li> </ul>
<p><b>Townscape and landscape impact?</b></p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Over as on the Fen Edge to the south of the River Ouse. Over consists of two original settlements centred on the church to the north west and the former green in the south east, linked by the High Street. Drove Roads lead to former fen pastures. The whole village stands on a ridge of higher land which rises out of the southern edge of the Fens. The village is set amongst open arable fields, but there are a number of transition areas of enclosed fields and paddocks on the village edge. The intimate village edge landscapes, coupled with the predominance of low density housing, provide a contrast to the large open fields which characterise much of the wider landscape.</p> <p>The landscape setting provides numerous long distance views across open arable fields with few trees or hedges. The approaches to Over offer a wide variety of views, and the spire of St Mary’s Church is visible from all of the approaches except from Longstanton. The approach roads are often characterised by substantial hedgerows, with an important transition from the open landscape past enclosed fields into the village. Despite the number of approaches, no major traffic routes pass through the village, therefore it retains a tranquil rural character.</p> <p>The village edge, as seen from the majority of the approaches, appears well treed with glimpses of low density houses. The exception is part of the eastern edge, which is exposed and very visible, where development has been allowed to spill out into one of the areas of intimate fields or paddocks on the village edge. The site is characterised as arable fields adjacent to mixed linear</p>

	<p>development, with frontage houses facing onto Mill Road in an area with an exposed edge. There are few trees or hedgerows.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Over. Mill Road provides a clear edge to the village, with housing overlooking the adjoining agricultural land. An Important Countryside Frontage is designated along the road frontage. The site is very exposed and forms part of the wider countryside.</p>
<b>Can any issues be mitigated?</b>	No. Significant townscape and landscape impacts. It is not possible to mitigate impact on the Important Countryside Frontage. Part of the site is within the cordon sanitaire.

<b>Infrastructure</b>	
<b>Highways access?</b>	<p>Regarding sites in the Fen Drayton / Over / Swavesey area (estimated capacity of 2,981 dwellings on 22 sites) the Highways Agency comment that the sites in this group, being located almost equidistant from both Cambridge and Huntingdon while being related fairly closely to St Ives, has the potential advantage of dispersed trip-making patterns. Sites toward the southern end of the grouping, particularly the larger sites (such as site 049) are likely to apply far more pressure on the A14, whereas those in or near Over are likely to cause least difficulties for the A14. Most of the sites identified within this group are small in-fills, closely associated with existing settlements. It is realistic to assume that a substantial proportion of such sites could be accommodated in the short to medium term.</p> <p>Given the above it would be difficult to see more than a quarter of the identified capacity being deliverable.</p> <p>A junction located on to Mill Road 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 CWC Madingley reservoir distribution zone, within which there is a minimum spare capacity of 500 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Madingley Reservoir Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains.</li> <li>• Gas - Over has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system</li> </ul>

	<p>reinforcement.</p> <ul style="list-style-type: none"> <li>• Mains sewerage - There is sufficient capacity at the WWTW 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.</li> </ul>
<b>Drainage measures?</b>	No FRA provided.
<b>School capacity?</b>	<p>Over has one Primary School with a PAN of 40 and school capacity of 280, 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 6 primary places in Over taking account of planned development in Over, and a large 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 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>
<b>Health facilities capacity?</b>	The doctors surgery in Over has limited capacity.
<b>Any other issues?</b>	<p>The promoter provides the following supporting information:</p> <p>Normal or perhaps lower than normal densities depending on access arrangements and whether the scheme includes 'self build' plots. Sensitivity to village edge may also affect density.</p> <p>A Highways Study has been obtained that indicates there are no significant access issues.</p> <p>As the east side of Mill Road currently has important countryside frontage status it is anticipated that although this may be reviewed as part of the Local Plan some of this frontage may be preserved as such in the long term even though as a consequence of planting on CCC retained land beyond this site long distance views into and out of the village will be restricted in due course.</p> <p>All monies generated from the sale of County Council assets benefit the people of Cambridgeshire.</p> <p>Although planning designations can restrict development and create protection for landscape and other matters it cannot effect changes in ownership that might facilitate greater enjoyment/public access. This is a real opportunity for the community to benefit from a wider variety of housing in accord with the Horizons' Quality Charter for Growth to which the County is a signatory. This land could potentially</p>

	be developed differently from the land opposite (junction of Mill Rd/Willingham Rd) which offers less scope in terms of scheme design.
<b>Can issues be mitigated?</b>	No. Pumping station is major constraints to provision of infrastructure and/or treatment to serve proposed growth.
<b>Does the site warrant further assessment?</b>	No

<b>Tier 3: Site Specific Factors</b>
--------------------------------------

<b>Capacity</b>	
<b>Developable area</b>	1.64 ha.
<b>Site capacity</b>	49 dwellings
<b>Density</b>	30 dph

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

<b>Availability</b>	
<b>Is the land in single ownership?</b>	Yes
<b>Site ownership status?</b>	The site is promoted by a single landowner – Cambridgeshire County Council.
<b>Legal constraints?</b>	No known constraints.
<b>Is there market interest in the site?</b>	The site has been marketed and there is interest in the site from a developer. Heads of terms have been agreed.
<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>	The land is in a high value part of the County and thus viability is unlikely to be an issue.
<b>Could issues identified be overcome?</b>	
<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.