

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

**Appendix 7ii: Assessment of sites arising from the Issues &
Options 1 Consultation**

**Index of Histon & Impington Site Assessment
Proforma**

Site Number	Site Address	Site Capacity	Page
Site 306	Land west of 113 Cottenham Road, Histon	22 dwellings	2240
Site 308	Land at Former Bishops Hardware Store, Histon	10+ dwellings	2247

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	August 2013
Location	Histon
Site name / address	Land west of 113, Cottenham Road, Histon
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	A mixture of housing and landscaped public open spaces areas.
Site area (hectares)	2.16 ha.
Site Number	306
Site description & context	This rectangular site is located to the west of the B1049 at the north edge of Histon. The eastern third of the site is meadow and the western two thirds of the site is woodland, which provides a mature tree border on this side. The site adjoins residential properties to the east and includes the garden and house at 113 Cottenham Road; to the north and west of the site is open agricultural land; to the south is allotments and paddock. The south western corner of the site adjoins Unwins Industrial Estate.
Current or last use of the site	Wood and meadow.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	A planning Inspector dismissed an appeal (S/0312/80/O) to build one bungalow on the meadow area of this site, due to its being within the Green Belt and outside of the village's settlement envelope.
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. The Landscape Design Associates Green Belt Study (2002) describes it as an area from which distinct views of the city are scarce or absent. The function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape. (page 62) Outer Rural Areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting, and are less finite. They may also have the potential to accommodate change and development that does not cause adverse effects on the setting and special character. (page 66)</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Minerals and Waste LDF designations (Core Strategy designations only) – the whole site is within the Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	- Adverse impacts capable of partial mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed buildings – There are two semi-detached Grade II Listed thatched cottages around 250m to the south west of the site. • Non-statutory archaeological site - Cropmarks located to the immediate north indicate the location of enclosures and probable settlement of late prehistoric or Roman settlement. We would recommend evaluation prior to the determination of any planning application.

	<p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • 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. • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Noise and malodour issues - The south west corner of the site adjoins Unwins Industrial Estate - possible noise and malodour as appears to be used as an industrial / agricultural site with outbuildings. Proposals would be closer than existing residential. No history of complaints. Moderate adverse noise / odour risk but would be sensible to check planning history of this adjacent site before allocating.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches.</p> <p>The landscape character around the edges of the village contrasts with the wider open landscape. Enclosed farmland and paddocks dominate many of the northern boundaries, with mature hedgerows and scattered farm buildings, which form a transition between the village and open fields to the north. Development of the full area of this site would be open to views across to the north and west, where the landscape becomes more exposed, and therefore the transition noted above would be interrupted. The landscape in this part of the village is clearly rural in character, and developing this site fully in this location would be harmful to this character.</p> <p>The northern edge of Histon is characterised by linear development. Development of this site would be backland, much deeper than the adjoining linear edge to this part of the village, which would be detached from the current northern edge of the village. Development of this site might set a precedent for development outside of the current framework of Histon and Impington.</p>

	Development of this site would have an adverse effect on the landscape and townscape setting of Histon. Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the character of the area.
Can any issues be mitigated?	In part. Developing just the meadow area of the site would enable the retention of most of the screening provided by the wood. This would screen the site from the open farmland to the north, the farm and paddocks to the west, from the Listed Buildings to the south west, and would diminish the noise issues arising from proximity to the Unwins industrial estate. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise and malodour.

Infrastructure	
Highways access?	<p>Although fairly closely related to Cambridge, the trip making patterns created by this site are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>The track that at present serves as an access is unlikely to be suitable as an access for such a large area of land. Access could be taken through the site of 113 Cottenham Road if the house currently standing on the land were to be demolished and replaced by an access road.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement.

	<ul style="list-style-type: none"> Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a redevelopment assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington 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>
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	None identified
Can issues be mitigated?	In part with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health. However, it is not established that safe access can be provided.

Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated
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Tier 3: Site Specific Factors

Capacity	
Developable area	0.73 ha
Site capacity (update August 2013)	22 dwellings
Density (update August 2013)	30 dph

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

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

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	There is no certainty that satisfactory access can be provided to this site.
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite</p>

	<p>facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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Tier 3 conclusion	--- No potential suitability, serious availability concerns, serious achievability concerns.
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Site Assessment Conclusion
Site with no development potential.

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

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	August 2013
Location	Histon and Impington
Site name / address	Land at former Bishops Hardware Store, Histon
Category of site:	A development within the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	30 dwellings
Site area (hectares)	0.22 ha.
Site Number	308
Site description & context	The site is located within the village framework of Histon immediately to the south of the Guided Busway, at the junction of Cambridge Road, Station Road and New Road. The site is currently occupied by retail and warehousing buildings and car parking.
Current or last use of the site	Retail and warehousing, with car parking
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	Subject to Policy SF/1 Protection of Village Services and Facilities, in the Development Control Policies DPD.
Planning history	None relevant.
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	+ Minor beneficial impacts

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - It is unlikely that significant archaeological remains will survive in this area and archaeological investigations would not be necessary in connection with development proposals. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – various Tree Preservation Orders lie along Villa Road, approximately 23m to the south west of the site. Protected Village Amenity Area – two PVAAs lie approximately 31m to the east and south of the site. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
Physical considerations?	<ul style="list-style-type: none"> Land contamination – Potential for contaminated land from the previous industrial use. Investigation required in advance of application. Noise issues – The site is bounded by the Cambridge Guided Busway to North / NE. Transport / Traffic noise will need assessment in accordance industry best practice and associated guidance and the impact and any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be

	<p>secured by condition.</p> <ul style="list-style-type: none"> • Flooding and drainage issues (e.g. localised flooding from ground and surface water) – the site is above a local water course and advice should be sought the Environment Agency.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes the setting for Histon and Impington as a very flat and low lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The A14 and the proximity of the northern edge of Cambridge provides a semi-urban landscape to the south.</p> <p>The site is situated within the built-up area of Histon, immediately adjacent to the Guided Busway, at the junction of Cambridge Road, Station Road and New Road. It is a predominantly residential area, although there is a local shop and funeral parlour on the opposite side of Cambridge Road. The site currently does not contribute to the social amenity of the area due to its state of disrepair.</p> <p>Redevelopment of this site could have a positive impact on the townscape setting of Histon, removing the retail buildings in disrepair and areas of car parking and present an opportunity to improve the site and its setting with the additional of soft landscaping.</p>
Can any issues be mitigated?	<p>Yes. Further investigation and possible mitigation will be required to address the physical considerations, including possible land contamination, noise and flooding and drainage issues.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Cottenham / Girton / Histon & Impington area the Highways Agency comment that although fairly closely related to Cambridge, the trip making patterns are likely to result in traffic crossing rather than joining the A14, thus the impacts on the A14 may be less severe (this will need to be assessed of course). Most of the sites are well related to local settlements. As such a fairly large proportion of these might reasonably be accommodated by the A14. Limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.</p> <p>A junction located on to Cambridge Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within

	<p>Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Histon and Impington has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity? (update August 2013)	<p>Histon and Impington have two Primary Schools, each with a PAN of 90 and school capacities of 270 and 360, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 61 primary places in Histon and Impington taking account of planned development, and a deficit of 13 secondary places at Impington 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> <p>Updated comments from County Council Education Officers in May 2013: There is currently limited capacity within the village’s Infant and Junior Schools. In recent years the school has faced in-catchment pressure for places. The pupil forecasts moving forward over future years suggests that there will be limited surplus capacity. There are limited opportunities to provide additional capacity at the existing schools, especially the Infant School where the site is constrained. The approach to mitigating the impact of development will need to be considered as part of a wider review of provision in the village.</p> <p>Although in the short-term there is some capacity at Impington VC, pupil forecasts indicate that towards the end of the decade, as a result of demographic changes and development across the schools catchment areas there will be a shortage of accommodation in the</p>

	school. The Council will need to work closely with the school and EFA to explore the most appropriate means of securing appropriate accommodation to mitigate the impact of development across the school's catchment area. It is not possible to identify the appropriate solutions until the full scope of development is understood, although CIL contributions will be needed to fund any capital schemes.
Health facilities capacity?	There is one doctors practice in Histon which has limited physical capacity to grow.
Any other issues?	Exceptional transport and infrastructure links.
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

Tier 2 Conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation
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Tier 3: Site Specific Factors

Capacity	
Developable area	0.22 ha.
Site capacity	10 plus dwellings. The promoter has sought pre-application advice for 30 residential apartments, at a density 137 dph, in recognition of the sustainable location on the Guided Busway. The advice suggests a slightly lower density to allow for more on-site benefits such as landscaping, car parking and improved amenity space.
Density (updated August 2013)	30 dph minimum. The density of development on this small urban site would be determined by design and amenity considerations

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

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market	The site has been marketed by Savills from May 2009 on a letting

interest in the site?	and freehold basis. There were very limited enquiries from retail or quasi retail/trade occupiers looking for a Cambridge presence. There has also been interest from residential developers who consider the site to be attractive in terms of the creation of an apartment scheme.
When would the site be available for development?	The promoter has indicated that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter has indicated that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	None known.
Could issues identified be overcome?	N/a
Economic viability?	<p><u>Viability Category 1 Most viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Tier 3 Conclusion:	+++ Potentially suitable with good availability and achievability
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Site Assessment Conclusion
Site with development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; Inside Development Framework.
Site included within Proposed Submission Local Plan policy area E/8, which seeks mixed use development on this site as part of a wider site area.