

**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 Cottenham Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 316	Land to Rear of High Street, Cottenham	158 dwellings	2284

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	August 2013
Location	Cottenham
Site name / address	Land to rear of High Street, Cottenham
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	100-150 dwellings
Site area (hectares)	7.02 ha.
Site Number	316
Site description & context	The site lies to the east of the High Street, on the north eastern edge of Cottenham. The site adjoins residential properties to the west and open agricultural land to the west. The site comprises residential properties fronting directly onto High Street, with long rear gardens comprising lawn and yard areas (including Kings Farm) to the rear. The remainder of the land is open agricultural land.
Current or last use of the site	Residential, yard and agricultural.
Is the site Previously Developed Land?	Small part - residential properties and yards along road frontage.
Allocated for a non-residential use in the current development plan?	No
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:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Conservation Area – part within and part adjoining the Cottenham Conservation Area. Major adverse effect due to position and depth of development and loss of significant green rural backdrop and Heritage Asset (C19 building) providing a good significant sense of enclosure. Contrary to single depth development on this part of village. Listed Buildings – There are several Grade II Listed buildings close to the site, in particular numbers 27, 28, 29, 30, 32, 35, 41, 46, 48, 52, 60, 82, 86, 87 High Street. The northern site access is between numbers 29 and 35 and directly opposite numbers 46 & 48. Major adverse effect due to loss of significant green rural backdrop. Non-statutory archaeological site – Located to the south east of the historic core of the village and south of the medieval parish church. We would recommend evaluation prior to the determination of any planning application. <p>The site forms an important part of the setting of several Grade II Listed Buildings and the Conservation Area. It would not be possible to mitigate impacts on the historic environment because backland development would result in the loss of the green rural backdrop and is out of character with the linear settlement pattern.</p>
Environmental and wildlife designations and considerations?	<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

	<p>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.</p> <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination - Previous commercial/industrial use. Requires investigation. Can be conditioned. • Noise issues - Various industrial / commercial type uses on site. Allocating this site for residential would have positive impact and if built out would result in significant improvements in the local noise climate and the living environment of existing residential premises, which should have long term benefits for health and well being. Some negligible to minor additional road traffic noise generation due to development related car movements.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Cottenham as an 'island' on the southern edge of the Fens, with a landscape setting that is typical fenland edge, with very long views across large arable fields with few hedgerows. A distinctive feature of many of the approaches into Cottenham along the roads is very strong sense of arrival created by the groups of trees and occasional hedgerows by the sides of roads. This is contrast to the almost treeless and hedgeless wider landscape. The site is in an area it describes as enclosed fields, long back gardens and hedgerows forming a transition between village and arable fields. Paddocks and long rear gardens enclose the historic core, and provide a transition between buildings along the High Street and arable fields to the east. It provides a rural setting for the linear historic core and a transition from village to Fen edge landscape. There are long views to be had across to the church tower to the north of the site from the south.</p> <p>The Cottenham Village Design Statement (2007) describes how Cottenham has developed primarily as a line of farmhouses along the High Street, where buildings are placed close up to the pavement edge and face the street. This lateral density gives a built-up character with a closed and uniform frontage. Within the village a variety of building types is mixed together, and yet its most distinguishing feature is the impression of unusual uniformity presented by the High Street. (page 14) Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. Farmhouses are concentrated within the village and line the street: there is little space at the front of plots, with access to hard standing and yards traditionally to the side and</p>

	<p>behind. Outbuildings run along the edge of plots, many of which follow the early farmstead boundaries. These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside. (page 7)</p> <p>The Draft Cottenham Conservation Area Appraisal (2007) describes the part of the High Street where the access could be “At this point a degree of regularity to the building line along the street is maintained, if not the style of the buildings. All the houses from No. 25 to No. 31 are 19th century, two storey and built of gault brick. They have spaces between the buildings, the gap between Nos. 31 and 33 being the most substantial, and filled with farm buildings set back in the large plot.” (Page 9)</p> <p>The promoter suggests access through demolition of 33 High Street, which is a 1970's house in an otherwise traditional street scene. The site is within the historic core and whilst the house may be out of character, any change to the road frontage to provide safe access suitable to serve a substantial development would likely be very harmful to the character of this part of the village, adjacent to and close to several Listed Buildings.</p> <p>The part of the High Street to the south, where the site adjoins the road is described as “with a number of individual houses and terraces, all 19th century, gault brick with pitched slate roofs...and all the buildings are set close to the road. Some of the gaps between them contain more agricultural buildings, including large barns with black weatherboarding.” (page 10)</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Cottenham. The site is part within and adjacent to the Conservation Area, adjacent to and close to several Listed Buildings. Development of this site would result in backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop.</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on the setting of several Grade II Listed Buildings and the Conservation Area, which it would not be possible to mitigate.

Infrastructure	
Highways access?	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

	<p>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 The High Street 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 - the total power requirement for all the potential development areas in Cottenham is unlikely to be more than about 1MW. It is expected that this could be accommodated by the existing 11,000-volt local network but, being in an electrically remote area, the local network may need some reinforcement. • 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 – there would be a requirement for a small amount of local reinforcement. • Mains sewerage – infrastructure upgrades will be required to accommodate this proposal. An assessment will be required to determine the full impact of this site.
Drainage measures?	<p>No FRA provided.</p> <p>The Old West Internal Drainage Board District boundary runs around the village of Cottenham. The District does not have the capacity to accept any direct discharge flow from the village into its main drain system. Discharge into the Boards District from any development in Cottenham would have to be at the greenfield run off rate.</p>
School capacity?	<p>Cottenham has a primary school with a PAN OF 80 and school capacity of 560 and, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 47 surplus primary places in Cottenham taking account of planned development in Cottenham, and a deficit of 30 secondary places</p>

	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 the provision of new schools.
Health facilities capacity?	There are two doctors practices in Cottenham, one of which has no physical capacity to grow and the other has potential for expansion.
Any other issues?	
Can issues be mitigated?	Upgrades required to local infrastructure, including utilities (mains water and sewerage) and health.

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

Capacity	
Developable area	None (if unconstrained 5.27 ha.)
Site capacity	158 dwellings
Density	30 dph

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

Availability	
Is the land in single ownership?	No
Site ownership status?	Site promoted by two landowners.
Legal constraints?	No known constraints.
Is there market interest in the site?	There is interest from a developer.

When would the site be available for development?	The promoter indicates that the site is available immediately.
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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?	N/A
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>

<p>Tier 3 Conclusion: (corrected August 2013 correction for consistency with remainder of proforma and proforma conclusion.)</p>	<p>--- No potential suitability, serious availability concerns, serious achievability concerns</p>
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Site Assessment Conclusion
Site with no development potential.

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