

**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 Waterbeach Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 322	Land north of Bannold Road, Waterbeach	90 dwellings	2326

**South Cambridgeshire Local Plan Review
Site Assessment Proforma**

Factual Background	
Proforma Created	December 2012
Proforma Last Updated	August 2013
Location	Waterbeach
Site name / address	Land north of Bannold Road, Waterbeach
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Comprehensively planned residential development which provides greater link between village and Barracks, encouraging two areas to feel like one community, without coalescence.
Site area (hectares)	4.01 ha.
Site Number	322
Site description & context	<p>The site is located to the north of Bannold Road on the north eastern edge of Waterbeach. The site is agricultural land, partly fronting Bannold Road, but mostly to the rear of linear residential development. Situated in an area of relatively open land between the edge of the village and the Barracks to the north.</p> <p>Note: the site adjoins SHLAA site 206 to the east, and encompasses a small part of SHLAA site 155 to the south.</p>
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	The LP 1993 Inspector considered land north of Bannold Road and concluded: the land "is for the most part open and although it is not in the Green Belt or in my opinion of great scenic value, it does

	<p>contribute towards the rural character of the village. I do not consider that there is any urgent physical, social or other need for the two parts of the village to be linked by development, and I can see no justification for allocating land in this locality contrary to the general planning policies which apply.”</p> <p>An application for residential development (C/0452/60/) was refused as the scale of development would be too large an extension to the village and would thereby change the character of the village.</p>
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt (Update August 2013)	The site is included in the Green Belt in the Proposed Submission Local Plan.
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 – a very small part of the site, on the eastern edge, is within the Minerals Safeguarding area for sand and gravel and a very small part of the site, on the northern edge, is within a Waste Water Treatment Works Safeguarding Area.
Tier 1 conclusion: (Updated August 2013)	- Adverse impacts capable of partial mitigation.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Archaeological investigations to the immediate west identified evidence for Roman activity. County Archaeologists would require archaeological works to be secured by condition of planning permission. <p>With careful design it should be possible to mitigate any impact on the historic environment.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Tree Preservation Orders – a group of protected trees are located 105m to the south west. 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.

	<p>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 may be 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> <ul style="list-style-type: none"> • Agricultural land of high grade (i.e. Agricultural Land Classification Grade 1, 2, 3a) – a very small part of the site is Grade 2. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<p>Noise issues - Some minor to moderate additional off-site road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. Possible to mitigate but may require s106 agreements.</p>
<p>Townscape and landscape impact? (Updated August 2013)</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes the landscape surrounding Waterbeach as typical fenland, comprising very flat large arable fields, distant views, together with quite distinctive groupings of trees. Many of the surrounding roads are raised on embankments and run alongside drainage ditches, which are also visible between the fields.</p> <p>The tower of St John's Church provides a distinctive landmark within Waterbeach, being visible from many viewpoints to the east and south of the village.</p> <p>Moving closer to the edge of the village, there are more local landscape characteristics. To the east the village edge comprises enclosed fields and paddocks, with well used footpaths to the banks of the River Cam.</p> <p>The site is characterised as enclosed farmland. There is a well defined edge along Bannold Road, with views north across flat rough grassland to housing along Kirby Road.</p> <p>Development of this site would have an adverse effect on the landscape and townscape setting of Waterbeach. The site is located in a relatively open area separating the village from the Barracks to the north. It is in agricultural use. Bannold Road has sporadic development along the northern side and this, together with the open land, creates a rural character and the appearance of the countryside entering the village. If this site were developed it would intrude into the rural separation area between Waterbeach and the Barracks.</p>

	Land to the north of the village has been identified in the Proposed Submission Local Plan for the development of a new settlement. The area is important for maintaining the village character of Waterbeach, and warrants the level of protection afforded by the Green Belt in order that it remains open.
Can any issues be mitigated? (Updated August 2013)	No.

Infrastructure	
Highways access?	<p>Regarding sites in the Milton / Waterbeach the Highways Agency comment that on the whole, the in-fill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>A junction located on to Bannold Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p> <p>In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains Water - The site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains • Gas – Waterbeach has a gas supply and to serve this site with gas is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the waste water treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Drainage measures?	<p>No FRA provided.</p> <p>A majority of the development sites falls within the Waterbeach Level Internal Drainage District. The District does not have any capacity to accept any direct discharge into its system above the green field run off rate. All surface water from the site would have to be balanced before it is released into the Boards system. We also have main drains adjacent to the site, therefore any works involving these drains would require the consent of the Board.</p>
School capacity?	<p>Waterbeach has a primary school with a PAN of 60 and school capacity of 420 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 deficit of 25 primary places in Waterbeach taking account of planned development in Waterbeach, and a deficit of 30 secondary places 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 the provision of new schools.</p>
Health facilities capacity?	There is one doctors practice in Waterbeach which has potential for expansion.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including sustainable transport, utilities (mains water and sewerage), school capacity and health.

Tier 2 Conclusion: (Updated August 2013)	--- Significant adverse impacts which cannot be effectively mitigated.
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Tier 3: Site Specific Factors

Capacity	
Developable area (Updated August 2013)	None. (3.01 ha. if unconstrained. Approximately 0.48 ha. overlaps with land consulted on in the Issues and Options 1 consultation as site option 50, capacity approximately 15 dwellings).
Site capacity	90 dwellings (includes the 15 dwellings capacity on the overlap)
Density	30 dph

Potential Suitability	
Conclusion (Updated August 2013)	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	Yes
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?	No issues identified
Economic viability?	<p><u>Viability Category 4 Least 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</p>

	<p>whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>
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<p>Tier 3 conclusion: (Updated August 2013)</p>	<p>--- No potential suitability, serious availability concerns, serious achievability concerns.</p>
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Site Assessment Conclusion
Updated August 2013: Site with no development potential.

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