

**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 Willingham Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 323	Land north of Rook Grove, Willingham	26 dwellings	2334

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	December 2012
Location	Willingham
Site name / address	Land north of Rook Grove, Willingham
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	Residential development of approximately 70 dwellings.
Site area (hectares)	2.08 ha.
Site Number	323
Site description & context	The site is located to the north of Rook Grove and west Bourneys Manor Close on the north western side of Willingham. Residential development lies to the south and east of the southern part of the site. The remainder of the site juts out into open countryside and a recreation ground lies to the north. The site comprises an arable field enclosed on all sides by mature hedge. Note: site adjoins SHLAA Site 157 to the east.
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	None
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?	<ul style="list-style-type: none"> • Flood Zone – virtually the whole site is within Flood Zones 2 and 3. • Minerals and Waste LDF designations – the whole site is within the Minerals Safeguarding area for sand and gravel.
Tier 1 conclusion:	--- Significant adverse impacts which cannot be effectively mitigated

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area - the site lies approximately 165m to the west of the Willingham Conservation Area. • Listed Buildings - 4 Grade II Listed Buildings lie within the Conservation Area, fronting on to High Street. The closest is over 215m to the east. Further Listed Buildings lie within development, approximately 125m to the south west. • Non-statutory archaeological site - Finds of post medieval date are known in the vicinity and earthworks to the east may relate to the medieval development of the village. 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 with a smaller scale of development.</p>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – a footpath runs along the northern boundary of the site. • 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

	<p>design.</p> <ul style="list-style-type: none"> • 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>
Physical considerations?	<ul style="list-style-type: none"> • Noise issues - Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Willingham as a Fen Edge village with a character influenced by the strong horticultural traditions of the locality, with a widespread road framework enclosing smallholdings, nurseries and orchards, and resultant linear development. The landscape around Willingham is flat, being typical Fen character. Nearer to Willingham, the setting is more enclosed with smaller fields, paddocks, horticulture, orchards, glasshouses and a caravan park. These transition areas between the village and more open Fen Edge landscape beyond form an intricate patchwork setting and also contain numerous trees along hedgelines and in groups. Because of the structure of Willingham, its specific edges are harder to define, with the smallholdings and long back gardens merging with the ‘transition’ area between the village and the open countryside. The site is adjacent to an area characterised as small enclosed fields, paddocks and orchards, set within an area of largely linear development.</p> <p>The High Street extends south from Church Street into Station Road, and this area also contains some Listed Buildings and other frontage development, continuing the rural feel with in the village, with some glimpses westwards to the fields beyond.</p> <p>The site is in an area characterised as small fields, mature hedgerows, and a rural edge. There are views of the church spire across the site from Over Road. It is in an area that identified to protect the rural setting of the western edge of the historic core.</p> <p>Willingham’s historic development can still be traced in its street patterns and buildings, with older cores around the church, the lanes to the south of the green and in High Street. The generous spacing between the buildings is not the only factor that brings a rural sense to Willingham. The clear views out of it across fields, paddocks and pastures enhance its rural character.</p> <p>Watercourses twist around and through the area, fed by the fens. There are extensive views into the fens from the edge of the Conservation Area at the junction between George Street and West Fen Road next to the Willingham Lode. The lack of substantial groups of trees, except along the boundaries of watercourses, at the</p>

	<p>church and the green, and along the roads approaching the settlement, allows for long views within the village streetscene.</p> <p>The Landscape Character Area, and the openness and high quality of the land surrounding the Conservation Area, mean that development has been deemed inappropriate beyond the identified village framework.</p> <p>Development of the whole of this site, beyond Bourneys Manor Close, would have a significant adverse effect on the landscape and townscape setting of Willingham. Development would extend the built area of the village outwards into land that is open and rural in character. This would have an adverse effect on the setting of the Conservation Area and wider setting of Listed Buildings. It may be possible to accommodate a much smaller development on part of the site.</p>
Can any issues be mitigated?	<p>In Part. Significant historic environment, townscape and landscape impacts on this historically sensitive part of the village. It may be possible to mitigate the impacts of a smaller development, extending no further than Bourneys Manor Close. Further investigation and possible mitigation will be required to address the physical considerations, including potential for noise.</p>

Infrastructure	
Highways access?	<p>Regarding sites in the Dry Drayton / Longstanton / Oakington / Willingham area the Highways Agency comment that this group is far closer to Cambridge and is heavily reliant on the A14 for strategic access. It is difficult to see more than a small proportion of these sites being deliverable prior to major improvements to the A14, and even this could require substantial mitigation measures.</p> <p>Rock Grove cannot provide a suitable access for further development as no suitable visibility splays to Over Road can be achieved.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the Over Tower Distribution Zone, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is sufficient 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 - Willingham 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 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.
Drainage measures?	No FRA provided.
School capacity?	<p>Willingham has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Cottenham Village College with a PAN of 180 and school capacity of 900. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 91 primary places in Willingham taking account of planned development, and a deficit of 30 secondary places at Cottenham 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?	The doctors practice in Willingham has physical capacity to grow.
Any other issues?	
Can issues be mitigated?	<p>Upgrades to local infrastructure, including utilities (mains water and sewerage) and school capacity.</p> <p>No safe access to the site achievable.</p> <p>The current status of the A14 gives rise to concern regarding the cumulative effect of developments in the area.</p>

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

Capacity	
Developable area	None (0.85 ha. if unconstrained)
Site capacity	25 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?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	Site has not been marketed but if an allocation is given for the development of the site then the owner is happy to sell to a developer.
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 2016-21
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
Economic viability?	<u>Viability Category 4 Least viable sites</u> 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>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>--- No potential suitability, serious availability concerns, serious achievability concerns</p>
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Site Assessment Conclusion	
<p>Site with no development potential.</p>	

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