

**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 Bassingbourn Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 324	2 parcels north of High Street, Bassingbourn	57 dwellings	2342

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	December 2012
Location	Bassingbourn
Site name / address	Land north of High Street
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 with village hall, public car park, and relocated Spar shop with parking and turning space for lorries.
Site area (hectares)	3.89 ha
Site Number	324
Site description & context	<p>The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the north, west and south. The site borders agricultural fields to the east. A track runs through the centre of the site in an east-west direction. The site is two agricultural fields bordered by mature trees and hedges. The site also includes two densely wooded areas.</p> <p>The southern half of the site is also included as part of site 059.</p>
Current or last use of the site	The site consists of agricultural land and densely wooded areas. The promoter describes the northern half of the site as waste ground.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	<p>The southern half of the site was proposed for residential development through the Local Development Framework (Objection Site 11, June 2006). The Council rejected the site as its development:</p> <ul style="list-style-type: none"> • would be contrary to the requirements of PPS 25 due to its location within high and medium risk flood zones; • would have a detrimental impact on the character of the Conservation Area and settings of the listed buildings at Manor Farm; and • would have a significant impact on the distinctly rural character of

	<p>this area of the village.</p> <p>The northern half of the site was proposed for public open space (in association with residential development to the east) through the Local Development Framework (Objection Site 14, June 2007). The Council rejected this site for public open space as this use would change the character of the area (a natural link between the village and the open countryside) and potentially be detrimental to the Conservation Area. In conclusion, it was considered that the benefit of providing additional open space did not outweigh the harm of creating an unsustainable scale of development on a prominent site on the edge of the village.</p> <p>The Inspector examining the Local Plan 2004 concluded that this site (and additional land to the east) has an intimate and attractive character which is a valuable feature of the immediate rural surroundings of Bassingbourn and makes a strong contribution to the Conservation Area.</p> <p>The site was included as an allocation for residential development in the Deposit Local Plan 1989. The Inspector examining the Local Plan 1993 concluded that it is essential that growth should not be permitted in Limited Rural Growth Settlements to such an extent that they would not be distinguishable from Rural Growth Settlements, and therefore recommended that the allocation for residential development including this site be omitted from the Local Plan. The Inspector noted that the allocation is very close to the church, that there are possible archaeological constraints within the site, and that satisfactory access could only be obtained through an adjacent allocation (that he also recommended should be omitted from the Local Plan) and across the corner of a nearby field. The Council accepted the Inspectors recommendation.</p> <p>S/0854/78 (residential development) – the planning application was dismissed on appeal in August 1979. The Inspector concluded that in principle residential development of this site would constitute an acceptable rounding off of development in this part of the village due to its situation close to the village centre and already being bounded on three sides by residential development. However the appeal was dismissed as the Inspector concluded that due to the Bassingbourn sewage treatment works and pumping station already being overloaded, the appeal proposal must be regarded as premature as although extensions to both are proposed there is uncertainty over the timescales for their completion. The Secretary of State reviewing the appeal concluded that the proposed development would constitute a significant and undesirable physical intrusion into the open countryside to the north-east of the village.</p>
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 – the site includes small areas of Flood Zones 2, 3a and 3b along the eastern boundary, part of the southern boundary and also running east-west across the centre of the site. • Listed Buildings – the site is approximately 90 metres east of the Grade I listed Church of St Peter and St Paul (North End), approximately 50 metres east of the Grade II listed Church Farm House (North End), approximately 90 metres east of the grade II listed Park Cottage and adjoining barn (28 North End), approximately 110 metres north of the grade II listed Fern Cottage (26 North End), approximately 80 metres east of the Grade II listed Manor Farm house, barn, garden house, and stables (North End), approximately 125 metres north east of the Grade II listed Turnstile Cottage (North End), approximately 70 metres north east of the Grade II listed 17 & 19 High Street, and approximately 65 metres north of the Grade II listed dwellings and attached bakery and granary at 35 & 37 High Street.
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"> • Conservation Area – the site is within the Conservation Area. • Listed Buildings – the site is approximately 90 metres east of the Grade I listed Church of St Peter and St Paul (North End), approximately 50 metres east of the Grade II listed Church Farm House (North End), approximately 90 metres east of the grade II listed Park Cottage and adjoining barn (28 North End), approximately 110 metres north of the grade II listed Fern Cottage (26 North End), approximately 80 metres east of the Grade II listed Manor Farm house, barn, garden house, and stables (North End), approximately 125 metres north east of the Grade II listed Turnstile Cottage (North End), approximately 70 metres north east of the Grade II listed 17 & 19 High Street, and approximately 65 metres north of the Grade II listed dwellings and attached bakery and granary at 35 & 37 High Street. • Non-statutory archaeological site - located in the historic village core to the immediate east of the medieval parish church. The western boundary is formed by the line of a probable medieval moat and there is evidence of a post medieval ice house in the area. Recommend evaluation prior to the determination of any planning application.

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Tree Preservation Orders – the site includes a protected horse chestnut tree. • Public Rights of Way – a public footpath runs along the eastern boundary of the site and through the centre of the site providing a link to the High Street and North End. • Biodiversity features (chalklands) - these support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnets, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – the site is grade 2 agricultural land.
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Land contamination – historic maps indicate some infilled land, therefore investigation will be required. This can be dealt with by condition. • Air quality issues – this location is not in an area of poor air quality. The development does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise issues – no obvious noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Bassingbourn as being set within a chalkland landscape of large arable fields. The eastern edge of the village is characterised by trees, hedgerows, woodland and small enclosed fields that provide separation between the housing and open arable fields and also provide a rural setting for the church and historic core. The Study also identifies the low density open character of the village and the inclusion of open spaces within the village as key attributes that would be threatened by further development within the village.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area as it would result in the encroachment of built development into the enclosed fields that form a soft edge to the village and provide a rural and green setting for the listed buildings, conservation area and historic core of the village, and would also change the rural character of this wooded and enclosed area of the village. The proposed development would be contrary to</p>

	the pattern of single depth development in the historic core of this part of village.
Can any issues be mitigated?	No – it is not possible to mitigate the impact on the townscape and landscape, and the settings of the listed buildings and the Conservation Area.

Infrastructure	
Highways access?	<p>Regarding sites in the Barrington / Bassingbourn / Foxton / Great Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area, the Highways Agency comment that the sites clustered around the M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The promoter has indicated that the primary access to the site will be created by demolishing the existing Spar shop and the barn/garage at 37 High Street. Secondary access will also be provided via Church Close and Park Close.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on the existing electricity network. • Mains water – the site falls within the Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within the Heydon 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 the capacity of the Cambridge distribution zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – National Grid do not provide a gas supply for Bassingbourn. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate development of this site, however 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 Flood Risk Assessment has been provided.
School capacity?	Bassingbourn has one primary school with a PAN of 50 children and school capacity of 350 children, and lies within the catchment of

	<p>Bassingbourn Village College with a PAN of 150 children and a school capacity of 750 children. In their 2011 submission to the South Cambridgeshire and Cambridge City Infrastructure Study, the County Council stated there was a surplus of 53 primary school places taking account of planned development, and a small deficit of 9 secondary school places taking account of planned development across the secondary school catchment area.</p> <p>After allowing for surplus school places, development of this site on its own would be unlikely to require an increase in primary school planned admission numbers. However, development of this site would be likely to require an increase in secondary school planned admission numbers, which may require the expansion of Bassingbourn Village College and/or the provision of a new school.</p>
Health facilities capacity?	Bassingbourn Surgery – is currently accepting new patients.
Any other issues?	N/A
Can issues be mitigated?	In part – through improvements and upgrades to schools and major utilities.

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

Capacity	
Developable area	None (1.90 ha if unconstrained, excluding land that is densely wooded)
Site capacity	None (57 dwellings if unconstrained)
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?	The site has multiple landowners.
Legal constraints?	There are no known legal constraints.

Is there market interest in the site?	It is not known whether there is market interest in the site.
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 it is likely that the first dwellings could be completed on site in 2011-16 or 2016-21.
Are there any market factors that would significantly affect deliverability?	The promoter has not identified any market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has not identified any cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
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:	--- 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.