

**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 Great Chesterford Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 330	Land adjacent to Whiteways, Ickleton Road, Great Chesterford	88 dwellings	2370

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	August 2013
Location	Great Chesterford (in South Cambridgeshire District)
Site name / address	Land adjacent to Whiteways, Ickleton Road, Great Chesterford
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	60+ dwellings on this site, adjacent site in Uttlesford District Council additional 0.75ha put forward in UDC Draft Local Plan consultation.
Site area (hectares)	3.90 ha.
Site Number	330
Site description & context	The site is situated south of Ickleton Road on the western edge of Great Chesterford, on the district boundary. The site is located immediately to the east of the M11, at the point where the A11 joins, and west of the mainline railway line. To the south lies an isolated cluster of houses and additional land submitted for housing. The site comprises an agricultural field, largely surrounded by hedgerow, but open to the Ickleton Road frontage.
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 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?	<ul style="list-style-type: none"> Minerals and Waste LDF designations (Core Strategy designations only) – a large part of the site is within the Mineral Safeguarding Area for sand and gravel.
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"> Non-statutory archaeological site - The site is located to the immediate south of the Roman fort and town at Great Chesterford. A Roman road forms the southern boundary of the site and a Roman cemetery is known to the east. 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>
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Biodiversity features - Chalkland 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 linnet, 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 (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"> • Air quality issues – Adjoins M11/A11 and mainline railway • Noise issues – Adjoins M11/A11 and mainline railway, subject to traffic and railway noise. Significant levels of ambient / diffuse traffic noise dominant the noise environment both during the day and night. Noise likely to influence the design / layout and number / density of residential premises. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. The majority of the site is likely to be old PPG 24 NEC C / D (empty site) for night: PPG24 advice “Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise” or planning permission should be refused. This site requires full noise and air quality assessments including consideration of any noise attenuation measures such as noise barriers / berms and practical / technical feasibility / financial viability.
Townscape and landscape impact?	<p>This rural site is an agricultural field located in an isolated position between the M11, to the west, and mainline railway line, to the east. Both are raised on embankments, with some hedgerow planting.</p> <p>Although there is a very small cluster of low density residential properties to the south, the site does not relate well to Great Chesterford, separated from the built-up area by the mainline railway line on an embankment. In addition, the western edge of Great Chesterford is characterised by employment uses in a small business park, with the heart of Great Chesterford some way to the east.</p> <p>Development of this site would result in an isolated housing estate that does not relate well to the built-up area of Great Chesterford.</p>
Can any issues be mitigated?	No, the site is too isolated to be considered an extension to the built-up area of Great Chesterford.

Infrastructure	
Highways access?	The Highway Authority has concerns over this site as it is very close to the main trunk network and therefore has the potential to impact on the working of the network as a whole.
Utility services?	<ul style="list-style-type: none"> • Electricity • Mains water • Gas • Mains sewerage <p>Individual village sites can generally be accommodated by existing utility infrastructure, subject to developer contributions to any necessary network reinforcement and new infrastructure.</p>

Drainage measures?	No FRA provided.
School capacity?	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 surgeries In Great Chesterford, one of which is not currently accepting new patients.
Any other issues?	The site across adjoining authority boundaries would demonstrate joint working and cooperation between authorities, as required under the new duty to co-operate.
Can issues be mitigated?	No

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

Capacity	
Developable area	2.93 ha.
Site capacity (updated August 2013)	88 dwellings
Density (updated 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?	Yes
Site ownership status?	Site promoted by single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed and there is no interest from a developer.

When would the site be available for development?	<ul style="list-style-type: none"> • The promoter indicates that the site is not available immediately. • The promoter indicates that the site could become available in 2011-16.
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Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site in 2011-16. • The promoter indicates that phasing – 10 dwellings 2011-16, 50+ dwellings 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?	Not known at this stage.
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.