

**South Cambridgeshire Strategic Housing Land Availability
Assessment (SHLAA) Report
August 2013**

Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites

Index of Gamlingay Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 093	Land at Mill Road, Gamlingay	24 dwellings	854
Site 117	Green End Industrial Estate, Green End, Gamlingay	92 dwellings	860
Site 168	Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)	104 dwellings	867
Site 170	Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)	38 dwellings	873
Site 171	Land off Grays Road, Gamlingay	47 dwellings	879
Site 172	Land rear of Merton Farm, Gamlingay	25 dwellings	885
Site 173	Land off Honey Hill, Gamlingay	101 dwellings	891
Site 174	Land off Green End, Gamlingay	31 dwellings	897

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Gamlingay
Site name / address	Land at Mill Road, Gamlingay
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Residential development with public open space
Site area (hectares)	1.18
Site Number	093
Site description & context	A field bounded by hedges on the southern edge of the village. Residential development to the north, west and east. Pond to western edge with trees, scrub and rough pasture.
Current or last use of the site	Agriculture
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	<ul style="list-style-type: none"> • Site suggested through call for sites

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?	None.
Tier 1 conclusion:	A field bounded by hedges on the southern edge of the village not subject to strategic considerations that have the potential to make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area- Site adjoins Conservation Area at its eastern edge. Important frontage and prominent in approach to CA and village. • Listed Buildings - A number of Grade II Listed Buildings lie opposite on the eastern side of Mill Street. Adverse effects on settings of LBs along Mill Street and Honey Hill. • Non-statutory archaeological site - The site is located on the south side of the historic village core. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog’s-tail grasses. Relict

	<p>parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p>
Physical considerations?	<ul style="list-style-type: none"> • Topography issues – The field is at a higher level than Mill Road. Access from the rear of the site via Wooton Field is possible where a road spur exists.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>There are wide views north to the village from Potton Road over the large field to the south of the site which extends all the way to Millbridge Brook, with new housing visible in the distance above hedgerows. The open field to the south of the site provides the most visible element of the immediate setting for Gamlingay when approaching from the south. Arrival in the village being marked by the distinctive Listed Building at the corner of Mill Lane and Honey Hill (61 Mill Street aka 6 Honey Hill).</p> <p>Development of this site would not have a material effect upon the landscape setting of Gamlingay. The landscape setting to the south would remain generally unchanged subject to retention of hedgerows and trees.</p>
Can any issues be mitigated?	<p>Yes. With careful design it should be possible to mitigate identified issues by retention of hedgerows and trees and site layout to mitigate adverse impacts upon the settings of Listed Buildings on Honey Hill and Mill Street.</p>

Infrastructure	
Highways access?	<p>A junction located on Mill Street would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. Access from the rear of the site via Wooton Field would appear to be more practical where a road spur already exists. However Wooton Field is not entirely public highway as highway boundary terminates at the boundary of number 9.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network expected. • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments

	<p>already made to developers. There is insufficient spare capacity within Croydon Reservoir 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 a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Gamlingay is on the national gas distribution grid. • Mains sewerage - There is capacity at the Gamlingay WWTW however the numbers attributed to this development site are unknown. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer.
Drainage measures?	No FRA. No reported flooding incidents.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a need for early years places, primary places and secondary school places. After allowing for surplus school places, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None
Can issues be mitigated?	Yes. The sewerage network is approaching capacity and a developer impact assessment will be required to ascertain the required upgrades, if any. This assessment and any mitigation required will be funded by the developer. The development of this site would generate a need for early years places, primary places and secondary school places. After allowing for surplus school places, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.

Does the site warrant further assessment?	Yes
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Tier 3: Site Specific Factors	
Capacity	
Developable area	0.80 ha
Site capacity	24 dwellings
Density	30 dph net

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Trinity College, Cambridge
Legal constraints?	None
Is there market interest in the site?	Whilst the site has not been marketed there has been interest from a developer.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

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 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>Viability Category 4 Least 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 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>

Site Assessment Conclusion
Site with development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

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

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Gamlingay
Site name / address	Green End Industrial Estate, Green End, Gamlingay
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Up to 140 dwellings with employment, community facilities and public open space
Site area (hectares)	4.09
Site Number	117
Site description & context	An industrial site with a number of large commercial buildings, with open storage areas, and staff and commercial vehicle parking. A small number of residential properties are located on the site close to the main entrance and to Cinques Road. Bounded by residential on three sides and the grounds of a primary school to the east. The site extends to Cinques Road at its northernmost point.
Current or last use of the site	Industrial Estate.
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	Extensive planning history relating to its employment use. A planning application for the development of the site for 140 dwellings was withdrawn in 2009 reference S/2169/08/O. This application was accompanied by extensive evidence. A similar application for residential development was withdrawn in 1964.

SHLAA (August 2013) Appendix 7i – Assessment of 2011 'Call for Sites' SHLAA sites
Minor Rural Centre

Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites
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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?	None.
Tier 1 conclusion:	An industrial site with a number of large commercial buildings, with open storage areas, and staff and commercial vehicle parking. A small number of residential properties are located on the site close to the main entrance and to Cinques Road.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations	
Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Southern part of eastern edge of site adjoins a Conservation Area. • Listed Buildings – The adjacent Gamlingay First School and 10 Green End listed Grade II. Potential for enhancement of former industrial site subject to entrance treatment and views on axis along street. • Non-statutory archaeological site - The site is located to the west of the historic village core. Archaeological investigations to the east have identified evidence for Saxo-Norman activity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Protected Village Amenity Area- Site adjoins PVAA to the east. • Public Rights of Way – PROW crosses the site from Maple Court in the west to Green End in the east. • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and

	provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Note this is an urban brownfield site.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Moderate risk of contamination and recommend site investigation. This could be dealt with by condition. • Noise issues – Site has a history of causing noise nuisances to nearby residential. Residential development could result in a significant positive benefit to the existing noise environment. • Drainage & Flooding- There has been one reported incident of flooding in Cinques Rd, approx 72m from the eastern boundary of site in 2005.
Townscape and landscape impact?	<p>This site lies close to the village centre and has been enclosed by built development as Gamlingay has grown around it. Modern suburban housing bounds the site to the west, housing of mixed ages to the north and south along Cinques Road and Greenend, whilst to the east the site is bounded by the Gamlingay First School and its grounds.</p> <p>The site is primarily occupied by a wide variety of commercial buildings of no townscape merit. Redevelopment has the potential to improve vehicular and pedestrian permeability, and improve the townscape in this part of the village.</p>
Can any issues be mitigated?	Yes, with careful design it should be possible to mitigate identified issues.

Infrastructure	
Highways access?	<p>A junction located on Cinques Road or Green End 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 expected • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir Distribution Zone to supply the number

	<p>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 a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Gamlingay is on the national gas distribution grid. • Mains sewerage - Mains sewerage - There is sufficient capacity at the 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?	No FRA. No reported flooding incidents on site.
School capacity? (Updated August 2013)	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a need for early years places, 49 primary places and 35 secondary school places. 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. The site lies in close proximity to the primary School and could potentially provide additional playing fields for that school were it to be acceptable to expand that school on its existing site.</p> <p>Update: County Council Education Officers indicate with regard to Primary Education discussions have begun with the school to explore how the school could be expanded to accommodate the additional demand arising from the proposed development in the village. Capital contributions in the form of CIL or S106. There is currently sufficient capacity at the Middle School (VC) to meet the needs arising from this development. Whilst there are likely to be pressure for places in Bedfordshire schools, there exists sufficient capacity in local secondary schools to meet this demand.</p>
Health facilities capacity?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None

Can issues be mitigated?	Yes. 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. 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. The site lies in close proximity to the primary School and could potentially provide additional playing fields for that school were it to be acceptable to expand that school on its existing site.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	3.07 ha
Site capacity	92 dwellings
Density	30 dph net

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	No
Site ownership status?	There are 3 landowners. No known ownership constraints.
Legal constraints?	None
Is there market interest in the site?	The site has attracted developer interest but has not been marketed as a development site.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is not available immediately. • The site could become available 2011-16 (2013)

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoters indicate that the first dwellings could be completed on site 2011-16 • Phasing- 70 dwelling completions 2011-16, and 70 dwelling completions 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 issues identified.
Economic viability?	<p>Viability Category 4 Least 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 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>

Site Assessment Conclusion

Site with development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.
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Status of Site in Proposed Submission Local Plan 2013
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Allocated for development (Policy H1/f); Inside proposed Development Framework.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Gamlingay
Site name / address	Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development for 120 dwellings
Site area (hectares)	4.64
Site Number	168
Site description & context	Large arable field to the north west of the village, bounded by hedges with a number of trees embedded in the hedgerows. Adjoins residential to the east.
Current or last use of the site	Agriculture
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	<ul style="list-style-type: none"> • Site suggested through call for sites

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?	None.
Tier 1 conclusion:	Large arable field to the north west of the village, bounded by hedges with a number of trees embedded in the hedgerows
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings - Adverse effect on former farmstead settings of LBs Park Farm group (Grade II) and 1&3 The Cinques (Grade II), but at distance. • Non-statutory archaeological site - The site is located in an area of agricultural field systems associated with the medieval settlement of Gamlingay. There is also evidence for medieval buildings in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – PROW (Park Lane) runs along the south-western edge of the site. • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design

Physical considerations?	<ul style="list-style-type: none"> Land contamination - There is a small area of filled land just north of this site. This could be dealt with by condition.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The hedgerows and trees on this site provide a soft green edge to the village.</p> <p>Development of this site would have an adverse impact on the landscape setting of Gamlingay by reducing the transitional area of small fields, hedgerows and trees and by the introduction of a promontory of built development into the countryside. The upper floors of houses would be visible above retained hedgerows to the detriment of the rural character of the area.</p>
Can any issues be mitigated?	In part, it would not be possible to effectively mitigate landscape impacts.

Infrastructure	
Highways access?	The proposed site does not appear to have a direct link to the adopted public highway. The call for Sites questionnaire states that access is achievable from Greenacres and there does appear to be scope to create an access road onto the site.
Utility services?	<ul style="list-style-type: none"> Electricity - No significant impact on existing network expected Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir 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 a new storage reservoir, tower or booster plus associated mains. Gas – Gamlingay is on the national gas distribution grid. Mains sewerage - Mains sewerage - There is sufficient capacity at the 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?	No FRA. No reported flooding incidents.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a need for early years places, 42 primary places and 30 secondary school places. 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?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None.
Can issues be mitigated?	In Part. There is sufficient capacity at the 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. 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.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None. (3.48 ha if unconstrained).
Site capacity	104 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?	Landowner. No ownership constraints.
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed, no developer interest.
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 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	Site access?
Could issues identified be overcome?	Not known.
Economic viability?	Viability Category 4 Least viable sites 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>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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Site Assessment Conclusion
Site unlikely to have any development potential.

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

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Gamlingay
Site name / address	Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development for 48 dwellings
Site area (hectares)	1.88
Site Number	170
Site description & context	A field bounded by hedges with scattered trees on the field and in the hedgerows, located to the south west of the village. Adjoins residential to the north east from which it is separated by a stream. Bounded by heath to the south.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	No relevant history
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

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?	None.
Tier 1 conclusion:	A field bounded by hedges with scattered trees on the field and in the hedgerows, located to the south west of the village.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings - Adverse effect on separation of hamlets of Dennis Green and Green End. Adverse effect on setting and separation of LB 1 Dennis Green (Grade II) and its rural backdrop. • Non-statutory archaeological site - The site is located to the west of the historic village core. Archaeological investigations to the east have identified evidence for Saxo-Norman activity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – PROW (Park Lane) runs along the western edge of the site. Ordnance Survey mapping shows an unmarked path running across the site from Park Lane towards Greenacres. • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow

	trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design
Physical considerations?	None.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The hedgerows and trees on this site provide a soft green edge to the village.</p> <p>Development of this site would have an adverse impact on the landscape setting of Gamlingay by reducing the transitional area of small fields, hedgerows and trees and by the introduction of a promontory of built development into the countryside. The upper floors of houses would be visible above retained hedgerows to the detriment of the rural character of the area.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	A junction located on to Green Acres would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network expected • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir 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 a new storage reservoir, tower or booster plus associated mains. • Gas – Gamlingay is on the national gas distribution grid. • Mains sewerage - Mains sewerage - There is sufficient capacity

	at the 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. Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required.
Drainage measures?	No FRA. No reported flooding incidents.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a need for early years places, 17 primary places and 12 secondary school places. 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?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None
Can issues be mitigated?	<p>In Part. 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.</p> <p>Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. 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>
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (1.27 ha if unconstrained).
Site capacity	38 dwellings
Density	30 dph net

Potential Suitability

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

Is the land in single ownership?	Yes
Site ownership status?	Landowner – Merton College. No ownership constraints.
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed, no developer interest.
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 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 identified issues
Economic viability?	<p>Viability Category 4 Least 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 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>

Site Assessment Conclusion
Site unlikely to have any development potential.

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

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Gamlingay
Site name / address	Land off Grays Road, Gamlingay
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development for 130 dwellings
Site area (hectares)	4.32
Site Number	171
Site description & context	Part of a very large arable field to the north west of the village. Adjoins residential to the west and south west. Bounded by hedges containing a small number of trees. Adjoins site 172.
Current or last use of the site	Agriculture
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	<ul style="list-style-type: none"> • Site suggested through call for sites

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?	None.
Tier 1 conclusion:	Part of a very large arable field to the north west of the village. Bounded by hedges containing a small number of trees.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations	
Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - Cropmarks show ridge and furrow traces of medieval agriculture in the area. Recent aerial photographs suggest that enclosures of possible Roman date may survive to the north. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders – TPO to south of the site on house gardens. • Public Rights of Way – PROW runs along the southern boundary of the site and separates it from site 172. • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design

	<ul style="list-style-type: none"> • Agricultural land of high grade – Small part to south east corner grade 1 (Excellent).
Physical considerations?	None.

Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The existing village edge in this location is exposed with minimal boundary hedgerows. Views to the site itself are screened from the approach from the east along Church End, by the enclosed fields, and long back gardens along Church End and Dutter End which form part of the historic core of the village.</p> <p>Development of this site would have a material effect upon the landscape setting of Gamlingay by introducing development to the rear of the historic linear development along Church End. However a smaller site would leave the landscape setting viewed from the east essentially unchanged despite the intrusion into open countryside. It would however be unacceptable to continue the harsh exposed village edge in this location when viewed from the north. Scope exists to provide for a new soft green edge to the village, which would be characteristic of the historic village and which would have a beneficial impact on the landscape setting.</p>
Can any issues be mitigated?	Yes, it should be possible with careful design to mitigate any issues. Scope exists to provide for a new soft green edge to the village, which would be characteristic of the historic village and which would have a beneficial impact on the landscape setting.

Infrastructure	
Highways access?	<p>A junction located on Gray's 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 which; 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 expected • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments

	<p>already made to developers. There is insufficient spare capacity within Croydon Reservoir 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 a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Gamlingay is on the national gas distribution grid. • Mains sewerage - Mains sewerage - There is sufficient capacity at the 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?	No FRA. No reported flooding incidents.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a need for early years places, 46 primary places and 33 secondary school places. 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?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None.
Can issues be mitigated?	In Part. 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. 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.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity

Developable area (updated August 2013)	1.58 ha (<i>reflects the reduced site area referenced in tier 2 to address landscape and townscape impacts, revised gross area 2.1 ha. included in issues and options report 2012</i>)
Site capacity	47 dwellings
Density	30 dph net

Potential Suitability

Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.
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Availability

Is the land in single ownership?	Yes
Site ownership status?	Landowner – Merton College. No ownership constraints.
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed, no developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

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 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>Viability Category 4 Least 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 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>

Site Assessment Conclusion
Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

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

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Gamlingay
Site name / address	Land rear of Merton Farm, Gamlingay
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development for 36 dwellings
Site area (hectares)	1.24
Site Number	172
Site description & context	The site is largely occupied by large modern agricultural buildings to the rear, a range of brick buildings to the front and is otherwise grassed. Adjoins residential running along Church End and adjacent open areas. Adjoins site 171.
Current or last use of the site	Agricultural buildings and yard
Is the site Previously Developed Land?	Yes
Allocated for a non-residential use in the current development plan?	No
Planning history	2006. Planning permission granted for use of the buildings on Church End to be used for Class B1 use.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

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?	None.
Tier 1 conclusion:	A site is largely occupied by large modern agricultural buildings to the rear and a range of brick buildings to the front, and is otherwise grassed.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Buildings to front of site within Conservation Area. Major adverse effect due to loss of historic farmbuildings (Heritage Assets) identified as positive buildings in CA Appraisal. Adverse effect on setting of CA by obscuring views from footpaths and from N & NE of site. • Listed Buildings - Brick built buildings to front of site on Church End Listed Grade II. A number of Grade II listed buildings adjacent and opposite. Major adverse effect on settings of LBs along Church End including farmstead by obscuring views from footpaths and countryside to N and NE of site. • Non-statutory archaeological site - The site is located in an area of late or post medieval linear settlement expansion. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way – PROW runs along the northern boundary of the site and separates it from site 171. • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and

	<p>provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such as knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the land use and provides habitat for skylarks, grey partridge and brown hare. 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 – Yes, grade 1 (Excellent)
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - Current land use appears to be of commercial/industrial and therefore would require investigation. This can be dealt with by condition.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The site is located within an area of enclosed fields, and long back gardens along Church Street, Church End and Dutter End which form a soft green area of transition between the open arable fields to the north and the village. This pattern of terraced cottages along a road with long back gardens and small fields behind is typical of many villages in South Cambridgeshire.</p> <p>Development of this site would have an adverse impact upon the townscape of Gamlingay by breaking up this development pattern through the introduction of backland residential development which would be contrary to the character of this part of the village.</p>
Can any issues be mitigated?	In part. It would not be possible to effectively mitigate the landscape impact of residential development of the site.

Infrastructure	
Highways access?	A junction located on Church End would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network expected • Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites

	<p>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 a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Gamlingay is on the national gas distribution grid. • Mains sewerage - Mains sewerage - There is sufficient capacity at the 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?	No FRA. No reported flooding incidents.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a need for early years places, 13 primary places and 9 secondary school places. 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?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None
Can issues be mitigated?	In Part. 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. 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.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity

Developable area	None (0.84 ha if unconstrained).
Site capacity	25 dwellings
Density	30 dph net

Potential Suitability

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

Is the land in single ownership?	Yes
Site ownership status?	Landowner – Merton College. No ownership constraints.
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed, no developer interest.
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 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>Viability Category 4 Least 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 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>

Site Assessment Conclusion
Site unlikely to have any development potential.

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

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Gamlingay
Site name / address	Land off Honey Hill, Gamlingay
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development for 131 dwellings
Site area (hectares)	4.51
Site Number	173
Site description & context	Large arable field generally bounded by hedges, with fencing to Potton Road, with some scattered trees. Located on the southern edge of the village. Residential to the north. The site slopes down towards Millbrook on its southern edge.
Current or last use of the site	Agriculture
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	<ul style="list-style-type: none"> • Site suggested through call for sites

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 – Part of site adjoining Millbridge Brook is within Flood Zone 3 • Minerals and Waste LDF designations (Core Strategy designations only) – Part of site adjoining Millbridge Brook is within a Mineral Safeguarding Area for sand and gravel.
Tier 1 conclusion:	Large arable field generally bounded by hedges, with fencing to Potton Road, with some scattered trees. Located on the southern edge of the village. Part of site within Flood Zone 3 and within a Mineral Safeguarding Area for sand and gravel.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – Northern edge of site adjoins Conservation Area. Adverse effect as prominent on approach to CA and village and on meadow valley edge. Adverse effect due to loss of significant open countryside separating Mill Street village core from hamlet at Mill Hill. • Listed Buildings – A Grade II Listed Building lies 50 metres to the north of the site on Mill Street/Honey Hill which is a distinctive landmark on the village edge, adverse effect due to loss of rural context and slope of land. • Non-statutory archaeological site - Finds of prehistoric date are known in the area. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides

	habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	<ul style="list-style-type: none"> • Land contamination - This site was previously a licensed landfill site. A site investigation should be carried out to assess whether the site is likely to come forward for development during the plan period. • Flooding and drainage issues – Site close to Millbridge Brook is a known floodzone. • Topography issues – The site slopes down towards the brook, but not such as to prevent development.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The disused railway line to the north of the site and its hedgerows provide a clear village edge in this location. The site provides the immediate setting for Gamlingay when approaching from the south. Arrival in the village being marked by the distinctive Listed Building at the corner of Mill Lane and Honey Hill (61 Mill Street aka 6 Honey Hill).</p> <p>Development of this site would have an adverse impact on the landscape setting of Gamlingay by bringing the village down from the ridge into open countryside so increasing its visibility from the south and by detracting from the landscape and townscape value of the Listed Building at 61 Mill Street aka 6 Honey Hill which looks to the south down Mill Lane.</p>
Can any issues be mitigated?	In part. It would not be possible to effectively mitigate landscape impacts.

Infrastructure	
Highways access?	<p>A junction located on Honey Hill (Potton 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 which; 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 expected • Mains water – The site falls within the Cambridge Water

	<p>Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir 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 a new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – Gamlingay is on the national gas distribution grid. • Mains sewerage - Mains sewerage - There is sufficient capacity at the 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?	No FRA. Development would avoid land in Flood Zone 3.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a need for early years places, 46 primary places and 33 secondary school places. 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?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None
Can issues be mitigated?	In Part. 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. 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.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (3.38 ha if unconstrained)
Site capacity	101 dwellings
Density	30 dph net

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?	Landowner – Merton College. No ownership constraints.
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed, no developer interest.
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 2011-16
Are there any market factors that would significantly affect deliverability?	Landfill site

Are there any cost factors that would significantly affect deliverability?	Landfill site
Could issues identified be overcome?	Not known
Economic viability?	<p>Viability Category 4 Least 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 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>

Site Assessment Conclusion
Site unlikely to have any development potential.

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

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Gamlingay
Site name / address	Land off Green End, Gamlingay
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Housing development
Site area (hectares)	1.52
Site Number	174
Site description & context	A field bounded by robust hedges on the south western edge of the village. Some scattered trees on the field boundary and on the field itself. Adjoins residential to the north east (the main part of the village), and also to the west where there are also a small number of cottages fronting onto West Road.
Current or last use of the site	Grazing
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	1972. Planning permission refused for residential development ref SC/0160/72 for reasons including that it would detract from the rural appearance and character of the area.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

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?	None.
Tier 1 conclusion:	A field bounded by robust hedges on the south western edge of the village. Not subject to strategic considerations which could make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Listed Buildings - Adjoining cottage at 1 Dennis Green Listed Grade II. Adverse effect due to loss of significant open countryside and separation between hamlet of Dennis Green from Green End. Major adverse effect on setting of LB 1 Dennis Green (Grade II) and loss of rural context and green backdrop. Loss of former village green (Dennis Green). Non-statutory archaeological site - Archaeological works to the immediate east have identified evidence for late Saxon and medieval activity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Presence of protected species? - Claylands – These landscapes support species and habitats characterised by hedgerows, mature trees, ponds, small watercourses, and rough grassland with species such as skylark and grey partridge. Flooded gravel and clay pits diversify the semi-natural habitats and provide habitat for various waterfowl and the great crested newt. Hedges, isolated trees and woods can give a wooded feel and provide habitat for song thrush, bullfinch and corn bunting. Hay meadows may include flower species such knapweeds and crested dog's-tail grasses. Relict parkland and large hedgerow trees particularly of oak with associated bats, lichens and turtle doves occur. Arable farming dominates the landuse and provides habitat for skylarks, grey partridge and brown hare. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design

SHLAA (August 2013) Appendix 7i – Assessment of 2011 'Call for Sites' SHLAA sites

Minor Rural Centre

Physical considerations?	<ul style="list-style-type: none"> Land contamination - This site was previously a licensed landfill site. A site investigation should be carried out to assess whether the site is likely to come forward for development during the plan period.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. The village edge is often harsh with housing clearly visible in places particularly to the north-east and west.</p> <p>The strong hedgerows and trees on this site provide a soft green edge to the village.</p> <p>Development of this site would have an adverse impact on the landscape setting of Gamlingay by reducing the transitional area of small fields, hedgerows and trees and by the creation of a promontory of built development into the countryside. The upper floors of houses would be visible above retained hedgerows to the detriment of the rural character of the area.</p>
Can any issues be mitigated?	No. The landscape impact could not be fully mitigated. The loss of rural context and green backdrop for Listed Buildings could not be effectively mitigated.

Infrastructure	
Highways access?	A junction located on to Green End/Heath Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> Electricity - No significant impact on existing network expected Mains water – The site falls within the Cambridge Water Company (CWC) distribution Zone Croydon Reservoir, within which there is a minimum spare capacity of 180 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Croydon Reservoir 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 a new storage reservoir, tower or booster plus associated mains. Gas – Gamlingay is on the national gas distribution grid. Mains sewerage - There is sufficient capacity at the 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?	No FRA. No reported flooding incidents.
School capacity?	<p>Gamlingay has one primary school with a PAN of 45 and school capacity of 225, and lies within the catchment of Gamlingay Village College with a PAN of 62 and school capacity of 248 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 23 surplus primary places in Gamlingay taking account of planned development in Gamlingay, and surplus of 50 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site would generate a need for early years places, 16 primary places and 11 secondary school places. 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?	Medical Centre, Stocks Lane, Gamlingay. No physical capacity for expansion. Pharmacy on Church Street.
Any other issues?	None
Can issues be mitigated?	Yes. 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. The development of this site would generate a need for early years places, 16 primary places and 11 secondary school places. 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.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None. (1.03 ha if unconstrained)
Site capacity	31 dwellings
Density	30 dph net

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?	Landowner. Wyboston Lakes Ltd. No ownership constraints.
Legal constraints?	None
Is there market interest in the site?	The site has not been marketed, no developer interest.
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 2011-16
Are there any market factors that would significantly affect deliverability?	None known.
Are there any cost factors that would significantly affect deliverability?	Uncertainty over landfill status and costs and practicality of reclamation.
Could issues identified be overcome?	Unknown at this time.
Economic viability?	Viability Category 4 Least viable sites 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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Site Assessment Conclusion
Site unlikely to have any development potential. .

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