

**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 Milton Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 327	Land west of A10, Milton	215 dwellings	2360

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	December 2012
Location	Milton
Site name / address	Land west of A10, Milton
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	Housing or mixed use development.
Site area (hectares)	9.54 ha
Site Number	327
Site description & context	<p>The site is located to the west of Milton, and adjoins the A10 to the east, the Milton Park & Ride site to the north, and Milton Landfill site and Household Waste Recycling Centre to the west and south.</p> <p>The site is an agricultural field with drains running along the northern, eastern and southern boundaries. To the west of the site is a belt of trees that screens the site from the Household Waste Recycling Centre. There are intermittent trees and hedges along the eastern and southern boundaries, and a row of trees / hedges run north-south through the centre of the site.</p>
Current or last use of the site	The site is currently in agricultural use.
Is the site Previously Developed Land?	No.
Allocated for a non-residential use in the current development plan?	No.
Planning history	The site was proposed for a sports village with football centre of excellence through the Local Development Framework (Objection Site 90, June 2006). The Inspector considering the Site Specific Proposals DPD concluded that "a sport village and community stadium, near Milton, would be inappropriate because the site is a substantial open area outside any settlement and is located in the Green Belt. The need for, and benefits of, development do not

	<p>amount to the exceptional circumstances necessary to justify the removal of the land from the Green Belt. An allocation within the Green Belt would lead to development of a scale inappropriate in the Green Belt.</p> <p>S/1251/76 & S/1252/76 (petrol filling station, showroom and workshop) – planning permission was refused in November 1976 on the grounds that the development would create further visual intrusion into the countryside and Green Belt, that is already being affected by the northern and Milton by-pass.</p>
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting; and • Prevents coalescence between settlements and with Cambridge. <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages; and • A landscape which retains a strong rural character. <p>The Landscape Design Associates Green Belt Study (2002) describes the outer rural areas of the Green Belt as areas of landscape from which distinct views of the city are scarce or absent and outlines that the function of this landscape is providing a backdrop to views of the city, and providing a setting for approaches to connective, supportive and distinctive areas of townscape and landscape (page 62). It also concludes that the outer rural areas play a lesser role in contributing to the distinctiveness of Cambridge and its setting and therefore they may also have the potential to accommodate change and development that does not adversely affect the setting and special character of Cambridge (page 66). The study describes land north of Milton as being within the western Fen Edge landscape character area, where views to Cambridge are restricted by the low lying topography and the A14. Therefore the only key views to Cambridge are from the A14 (page 46).</p> <p>The site falls within an area where development would have a significant adverse impact on the Green Belt purposes and functions. The site is within the open countryside that separates Milton from Histon & Impington. Development in this location would result in considerable encroachment of built development into the open countryside to the west of the village and would result in built</p>

	development in an area characterised by agricultural buildings and individual dwellings.
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 – the site is adjacent to Milton Landfill and is within its Waste Consultation Area. Development within this consultation area must not prejudice existing waste management operations.
Tier 1 conclusion:	--- Significant adverse impacts which cannot be effectively mitigated.

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site – cropmarks in the area indicate an enclosure of probable late prehistoric or Roman date. Excavations in the vicinity have identified extensive evidence for settlement and agriculture of prehistoric and Roman date. Recommend evaluation prior to the determination of any planning application.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Protected Village Amenity Area – the western edge of Milton adjacent to the A10 is protected by a PVAA. Biodiversity features (fenlands) – these landscapes support species and habitats characterised by intensive agriculture due to the high quality soil. This has restricted biodiversity in some parts. However, drains, hedges and field margins provide refuge for species such as barn owl, corn bunting and skylark. Washlands provide temporary areas of flooded grassland that are important for plants such as the marsh foxtail, tufted hair-grass and narrow-leaved water dropwort. Important numbers of wintering wildfowl maybe found on flooded fields. The network of drainage ditches in places still retain water voles with otters occasionally found into the fens where suitable fish stocks are found. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade – the majority of the site is grade 2 agricultural land.
Physical considerations?	<ul style="list-style-type: none"> Land contamination – the site is adjacent to a known landfill site, therefore investigation will be required in advance of a planning application. Air quality issues – the site is located close to the Councils' Air Quality Management Area and the proposed development is of a

	<p>significant size to have an impact on air quality. Extensive and detailed air quality assessments will be required to assess the cumulative impacts of this and other proposed developments within the locality on air quality along with provision of a Low Emissions Strategy.</p> <ul style="list-style-type: none"> • Noise issues – potential significant adverse impact from operational noise from the adjacent operational landfill / waste disposal / recycling site. Also traffic noise from A14 and A10. The site is to the east of the A14 and prevailing winds are from the south west, therefore traffic noise will need assessment in accordance with PPG 24 and associated guidance and the impact of existing diffuse traffic 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. • Other environmental conditions (odour) – odour from the adjacent landfill site and Household Waste Recycling Centre would have a significant negative impact in terms of health and well being and a poor quality living environment and possible nuisance. It is unlikely that this can be mitigated to provide an acceptable environment. It is recommended that an odour assessment in accordance with PPG 24 is undertaken. • Topography issues – the site is generally level, but the land rises to the south towards the A14 and within the Milton Landfill site. <p>Environmental Health object to the allocation of this site for any residential, mixed use or commercial only use until noise, odour and air quality impact assessments can demonstrate with a reasonable degree of certainty that it will be technically possible and viable to avoid, mitigate or reduce noise and air quality impacts from the adjacent operational landfill / waste disposal / recycling site and the A14 and A10 to prevent any new development on site from being put at unacceptable risk from, or being adversely affected by unacceptable levels of air and noise pollution.</p>
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (1998) describes Milton as a Fen Edge village centred on a triangular green, parish church and Milton Hall with parkland designed by Repton. The Study describes Milton as being strongly contained to the west by the A10 and road corridor, beyond which open fen farmland dominates the landscape setting. This land is very flat with large open arable fields, long extensive views and very limited tree cover. Drainage ditches and distant views of poplar trees around settlements or farm buildings are particular distinctive features. The immediate landscape setting of the village when approached from the north is dominated by an enclosed area of paddocks and allotments. To the east, Milton Hall and the remnant parkland surrounding it, form a dense wooded local landscape for the village.</p> <p>Development of this site would have a significant adverse impact on the landscape and townscape of this area, as it would result in</p>

	considerable encroachment of built development into the open farmland to the west of the village and would result in built development in an area characterised by agricultural buildings and individual dwellings.
Can any issues be mitigated?	No - it is not possible to mitigate the impacts on the landscape and townscape, or to mitigate the noise and odour impacts created by the adjacent landfill site and Household Waste Recycling Centre.

Infrastructure	
Highways access?	<p>Regarding sites in the Milton / Waterbeach, the Highways Agency comment that the vast majority of this grouping consists of the barracks site as a new settlement with the remainder essentially infill sites. On the whole, the infill sites are less likely to present an unacceptable pressure on the A14 given the majority of travel demand will be focused on Cambridge and credible alternatives to car travel could be available.</p> <p>The Highways Authority comment that the site can be accessed with some mitigation measures.</p> <p>The promoter has indicated that access points may be available from the A10 or the Park & Ride site (off Butt Lane) where there is an existing agricultural access.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity – development of this site will have no significant impact on existing network. • Mains Water – the site falls within the CWC Cambridge Distribution Zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Milton has a mains gas supply and the site is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage – there is sufficient capacity at the waste water treatment works to accommodate this development. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Drainage measures?	No Flood Risk Assessment has been submitted.
School capacity?	<p>Milton has one Primary School, with a PAN of 60 and school capacities of 420, and lies within the catchment of Impington Village College with a PAN of 210 and school capacity of 1,050. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there was a surplus of 7 primary places in Milton taking account of planned development, and a deficit of 13 secondary places at Impington Village College taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in primary and secondary school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.</p>
Health facilities capacity?	The doctors practice in Milton has physical capacity to grow.
Any other issues?	N/A
Can issues be mitigated?	No – improvements and upgrades to schools and major utilities would mitigate the issues identified relating to utility services and school capacity, however it would not be possible to mitigate the air quality, noise and odour issues identified due to the site’s location adjacent to a landfill site.

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

Capacity	
Developable area	None (if unconstrained 7.16 ha)
Site capacity	None (if unconstrained 215 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?	The site is owned by the Ely Diocesan Board of Finance.
Legal constraints?	There are no known legal constraints.
Is there market interest in the site?	The site has been marketed and an option has been agreed with Church Manor.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site in 2011-16.
Are there any market factors that would significantly affect deliverability?	The promoter has indicated that there are no market factors that could affect the delivery of the site.
Are there any cost factors that would significantly affect deliverability?	The promoter has indicated that there are no cost factors that could affect the delivery of the site.
Could issues identified be overcome?	No issues identified.
Economic viability?	<p><u>Viability Category 1 Most viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p>

	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).
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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; Green Belt.