The background of the cover is a photograph of a two-story brick building with white window frames and a white door. A street sign for 'IVATT STREET' is visible in the foreground. The image is partially obscured by a large blue diagonal shape that covers the bottom and left sides of the page.

Cottenham Neighbourhood Plan

Site Assessment

July 2017
Final Report

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Quality information

Project Role	Name	Position	Actions Summary	Signature	Date
Researcher and report writer	Jesse Honey	Principal Planner	Undertook site assessment, compiled draft report		22/06/17
QA	Una McGaughrin	Associate Planner	QA of draft for comment		28/06/2017
Qualifying Body	Cllr Frank Morris	Cottenham Parish Council	Co-ordinated group inputs and comments	Confirmed via e-mail	06/07/17
Project Coordinator	Mary Kurcharska	Senior Consultant	Reviewed final report		12/07/17

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The methodology adopted and the sources of information used by AECOM in providing its services are outlined in this Report. The work described in this Report was undertaken in the period May 2017 to July 2017 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

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Abbreviations used in the report

Abbreviation

CCC	Cambridgeshire County Council
CPC	Cottenham Parish Council
DCLG	Department of Communities and Local Government
DEFRA	Department of the Environment, Food and Rural Affairs
DPD	Development Plan Document
Ha	Hectare
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Policy Guidance (DCLG)
SCDC	South Cambridgeshire District Council
SCLP	South Cambridgeshire Local Plan
SHLAA	Strategic Housing Land Availability Assessment

Executive Summary

This report is an independent site appraisal for the Cottenham Neighbourhood Plan on behalf of Cottenham Parish Council (CPC) carried out by AECOM planning consultants. The work undertaken was agreed with the Parish Council and the Department for Communities and Local Government (DCLG) in March 2017.

The Neighbourhood Plan, which will cover Cottenham parish in South Cambridgeshire District, is being prepared in the context of the emerging South Cambridgeshire Local Plan (SCLP). The Parish Council intends the Neighbourhood Plan, when adopted, to include allocations for housing.

The Parish Council has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified for housing for inclusion in the Neighbourhood Plan.

The purpose of the site appraisal is therefore to contribute to an assessment of whether the identified sites are deliverable, i.e. that they are suitable, available and viable for housing development. The site appraisal is intended to guide decision making and provide evidence for the eventual site selection to help ensure that the Neighbourhood Plan can meet the Basic Conditions¹ considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

As Cottenham's local authority, SCDC have assessed a number of sites in Cottenham through the technical work to support the Local Plan, specifically the Strategic Housing Land Availability Assessment (SHLAA) (August 2013)². The SHLAA considered a total of fifteen sites within the parish (nine of which were rejected for various reasons) and has been reviewed alongside the Parish Council's own assessment of sites.

This site appraisal has thus considered fourteen sites in total in Cottenham, some of which have already been formally or informally assessed, either by SCDC through the SHLAA, or by Cottenham Parish Council itself.

It was considered necessary to review all identified sites to ensure the process that had been followed to produce the final sites to be assessed was robust. All sites were assessed through desk top appraisal followed by a days' site visit to verify and, if necessary, amend, conclusions.

The SHLAA indicated a total capacity of 345 dwellings at Cottenham. To this can be added further sites proposed by the Parish Council summarised in the table below:

¹ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

² Available at <https://www.scambs.gov.uk/content/strategic-housing-land-availability-assessment>

Sites proposed for development in Section 9 of the Cottenham Neighbourhood Plan

NP Site Ref.	Proposed development	Site area (ha)	Policy supporting allocation	Land Type	Dwelling yield
X3	Extension to Cottenham Primary School	2	GF/1 Field	Greenfield	0
Part of Site 128	Open space for sports	3	GF/2 Field	Greenfield	0
X1	Housing development, medical centre and open space	1.5	GF/3 Allotments	Greenfield	10-20
X8	Extension to public burial ground	0.2	GF/4 Land in the Vicinity of All Saints Church	Greenfield	0
X9	Small mixed housing development	4	GF/5 Field	Greenfield	30-50
X10	Small mixed housing development	5	GF/6 Field	Greenfield	30-50
X12	Small mixed housing development	5	GF/7 Field	Greenfield	30-50
X2	Community facilities at recreation ground	Not stated (AECOM assessment: 0.18) ³	BF/1 King George V Field and Recreation Ground	Previously developed land	0
X4	Medical centre, retail/office units and residential above	0.3	BF/2 Durman Stearn site	Previously developed land	5-10
X5	Supermarket, fire station, office/retail	0.5	BF/3 Watson's Yard/Fire Station site	Previously developed land	0
X6	Medical centre, retail/office and residential above	0.2	BF/4 Co-Op site	Previously developed land	5-10
X13	Small mixed housing development	Not stated (AECOM assessment: 0.31) ⁴	BF/5 Broad Land Industrial Estate site	Previously developed land	9 (if residential site) ⁵
X11	Office HQ, vehicle maintenance workshops, vehicle storage	1.5	BF/6 Hay Lane Industrial site	Previously developed land	0
X7	Office HQ, vehicle maintenance workshops, vehicle storage	5	BF/7 Voland Industrial site	Previously developed land	0

³ AECOM assessment based on Neighbourhood Plan Figure 8: Cottenham Assessed and Potential Sites

⁴ AECOM assessment based on Neighbourhood Plan Figure 8: Cottenham Assessed and Potential Sites

⁵ Assuming a development density of 30 dwellings per hectare

Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The approach undertaken within this site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates. This contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) to contribute to a local authority's evidence base for a Local Plan.

From a review of all existing information and AECOM's own assessment of sites that had not yet been reviewed, a judgement was made as to whether each site is suitable for the use proposed to meet the needs of Cottenham, as set out in the Neighbourhood Plan and the emerging South Cambridgeshire Local Plan.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all sites and consistent with the government's Planning Policy Guidance. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are considered not currently suitable or available for development.

Using this methodology, this assessment found capacity for up to 89 dwellings on 'green' sites with the fewest constraints to allocation and up to a further 60 on 'amber sites' that are potentially suitable for allocation subject to the mitigation of various constraints, giving a total of up to 149 dwellings.

The summary shows that to meet the required number of homes proposed for Cottenham, sites from the green category and a selection of sites from the amber category could be used (assuming that constraints noted can be resolved). With more information from landowners/developers, it is possible that more of the sites could be moved into the green category to give greater certainty on the shortlist of sites.

It is recommended that a 'buffer' of housing supply is provided, which may be one or two sites allocated as contingency housing sites. These could be developed if the allocated sites do not progress as expected.

The table below sets out, for all potential development sites that have been assessed by AECOM within the Cottenham Neighbourhood Plan area, the headline conclusions on the suitability and availability of each one. The conclusions are based on AECOM's approach to assessment as set out in Chapters 1 and 2 of this report.

The table should be read alongside the set of site appraisal pro-formas in **Appendix 1**, which provide a more detailed assessment for each site.

Summary of results of AECOM site appraisal for Cottenham Neighbourhood Plan

Site Ref.	Proposed development	Site size (Ha)	Dwelling yield (AECOM assessment)	Is the site appropriate to allocate in the Neighbourhood Plan?
X3	Extension to Cottenham Primary School	2	0	No - because at present availability of part of site is unknown. However, available part of the site only could be allocated.
Part of Site 128	Open space for sports	3	0	Site is suitable to be allocated for development proposed.
X1	Housing development, medical centre and open space	1.5	10-20	Site is suitable to be allocated for proposed use if Local Green Space allocation issue in emerging Local Plan can be resolved
X8	Extension to public burial ground	0.2	0	No - because at present availability of site for development proposed is unknown. Can be included in the Neighbourhood Plan as an aspiration, as is considered suitable for proposed use.
X9	Small mixed housing development	4	Up to 72	No - because at present availability of site for development proposed is unknown. Can be included in the neighbourhood plan as an aspiration, as is considered suitable for proposed use.
X10	Small mixed housing development	5	Up to 70	Site is suitable to be allocated for development proposed subject to minor constraints
X12	Small mixed housing development	5	Up to 40	Site is suitable to be allocated for proposed use if potentially significant constraints noted can be resolved
X2	Community facilities at recreation ground	0.18 ⁶	0	Site is suitable to be allocated for development proposed.
X4	Medical centre, retail/office units and residential above	0.3	5-10	Site is suitable to be allocated for development proposed subject to minor constraints.
X5	Supermarket, fire station, office/retail	0.5	0	Site is suitable to be allocated for development proposed subject to minor constraints.
X6	Medical centre, retail/office and residential above	0.2	9	Site is suitable to be allocated for development proposed subject to minor constraints.
X13	Small mixed housing development	0.31 ⁷	9 ⁸	No - because at present availability of site for development is unknown. Can be included in the neighbourhood plan as an aspiration, as is considered suitable for proposed use.
X11	Office HQ, vehicle maintenance workshops, vehicle storage	1.5	0	Site is suitable to be allocated for proposed use if constraints noted can be resolved
X7	Office HQ, vehicle maintenance workshops, vehicle storage	5	0	Site is suitable to be allocated for development proposed.

⁶ AECOM assessment based on Neighbourhood Plan Figure 8: Cottenham Assessed and Potential Sites

⁷ AECOM assessment based on Neighbourhood Plan Figure 8: Cottenham Assessed and Potential Sites

⁸ Assuming a development density of 30 dwellings per hectare

1. Introduction

1.1 Background

This report is an independent site appraisal for the Cottenham Neighbourhood Plan on behalf of Cottenham Parish Council (CPC) carried out by AECOM planning consultants. The work undertaken was agreed with the Parish Council and the Department for Communities and Local Government (DCLG) in March 2017.

The Neighbourhood Plan, which will cover Cottenham parish in South Cambridgeshire District (**Figure 1**) is being prepared in the context of the emerging South Cambridgeshire Local Plan (SCLP). The Parish Council intends the Neighbourhood Plan, when adopted, to include allocations for housing.

The Parish Council has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified for housing for inclusion in the Neighbourhood Plan.

The purpose of the site appraisal is therefore to contribute to an assessment as to whether the identified sites are deliverable, i.e. that they are suitable, available and viable for housing development. The site appraisal is intended to guide decision making and provide evidence for the eventual site selection to help ensure that the Neighbourhood Plan can meet the Basic Conditions⁹ considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

Cottenham's local authority is South Cambridgeshire District Council (SCDC), whose adopted Local Plan includes the Core Strategy Development Plan Document (DPD)¹⁰, the Development Control Policies DPD¹¹ (both dating from July 2007) and the Site Specific Policies DPD (January 2010)¹².

As such, key elements of the adopted Local Plan pre-date the introduction of the National Planning Policy Framework (NPPF)¹³, which means that for the purposes of planning policy, the adopted South Cambridgeshire Local Plan is considered 'out of date'. Additionally, due to the time that has elapsed since adoption, many of the sites identified within the Site Specific Policies DPD have now been built out and, as such, SCDC are not able to demonstrate a five-year supply of developable land. This means that, in line with NPPF paragraph 49, developers have a freer hand than they otherwise would to make speculative development applications. As the area immediately adjacent to the Cambridge Green Belt, which includes Cottenham, has a particularly high demand for housing, this means that such speculative applications are a specific planning issue in Cottenham.

The replacement for the adopted Local Plan (henceforth referred to as the 'emerging' Local Plan) has, for various reasons, taken a long time to develop, and is not expected to be adopted until (late) 2017¹⁴, at which point it will supersede the adopted Local Plan.

Neighbourhood Plans will form part of the development plan for South Cambridgeshire, alongside, but not as a replacement for the Local Plan. Neighbourhood plans are required to be in conformity with the Core Strategy and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in South Cambridgeshire, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

The emerging Local Plan (Proposed Submission with Illustrated Changes version, March 2014)¹⁵ identifies Cottenham as a Rural Centre (Policy S/8), in other words, one of the largest, most

⁹ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

¹⁰ Available at <https://www.scambs.gov.uk/content/core-strategy-dpd>

¹¹ Available at <https://www.scambs.gov.uk/content/development-control-policies-dpd>

¹² Available at <https://www.scambs.gov.uk/content/site-specific-policies-dpd>

¹³ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁴ See South Cambridgeshire Local Development Scheme at

https://www.scambs.gov.uk/sites/default/files/local_development_scheme_-_december_2016.pdf

sustainable villages of the district, with a function in serving not only the population within the rural centre but also a rural hinterland of smaller villages. This means that there is no strategic constraint on the amount of development or redevelopment of land for housing that can come forward.¹⁶

Policy H/7 on Housing Density seeks for housing developments in Rural Centres to achieve an average net density of 30 dwellings per hectare.

The Development Strategy to 2031 (Policy S/6) seeks to meet the District's housing need in the following order of preference:

- a) on the edge of Cambridge;
- b) at new settlements
- c) in the rural area at Rural Centres [including Cottenham] and Minor Rural Centres.

The emerging Local Plan does not allocate a specific number of dwellings for Cottenham but expects all of the villages, both Rural Centres and Minor Rural Centres, to accommodate a total of 4,748 dwellings between them (table at paragraph 2.21 of the emerging plan).

The implication of the emerging Local Plan is that Cottenham and other villages developing Neighbourhood Plans will allocate the development needed through those Plans. Policy H/1 of the Local Plan allocates sites for development within those villages that chose not to develop a Neighbourhood Plan, meaning there are no sites allocated at Cottenham through this policy. This is confirmed by the Proposed Submission Local Plan Proposals Map for Cottenham¹⁷, which shows no allocated sites.

However, SCDC have assessed a number of sites in Cottenham through the technical work to support the Local Plan, specifically the Strategic Housing Land Availability Assessment (SHLAA) (August 2013)¹⁸. The SHLAA considered a total of fifteen sites within the parish (nine of which were rejected for various reasons) and has been reviewed alongside the Parish Council's own assessment of sites.

This site appraisal has thus considered fourteen sites in total in Cottenham, some of which have already been formally or informally assessed, either by SCDC through the SHLAA, or by Cottenham Parish Council itself.

It was considered necessary to review all identified sites to ensure the process that had been followed to produce the final sites to be assessed was robust. All sites were assessed through desk top appraisal followed by a days' site visit to verify and, if necessary, amend, conclusions.

¹⁵ Available at <https://www.scambs.gov.uk/localplan>. Although minor modifications have been made subsequently to this version, this document appears to be the most recent single consolidated document, and the minor modifications made subsequently do not affect policies for growth at Cottenham.

¹⁶ ...'provided that the proposals are in accordance with the policies in the Plan'

¹⁷ Available at <https://www.scambs.gov.uk/content/adopted-proposals-map>

¹⁸ Available at <https://www.scambs.gov.uk/content/strategic-housing-land-availability-assessment>

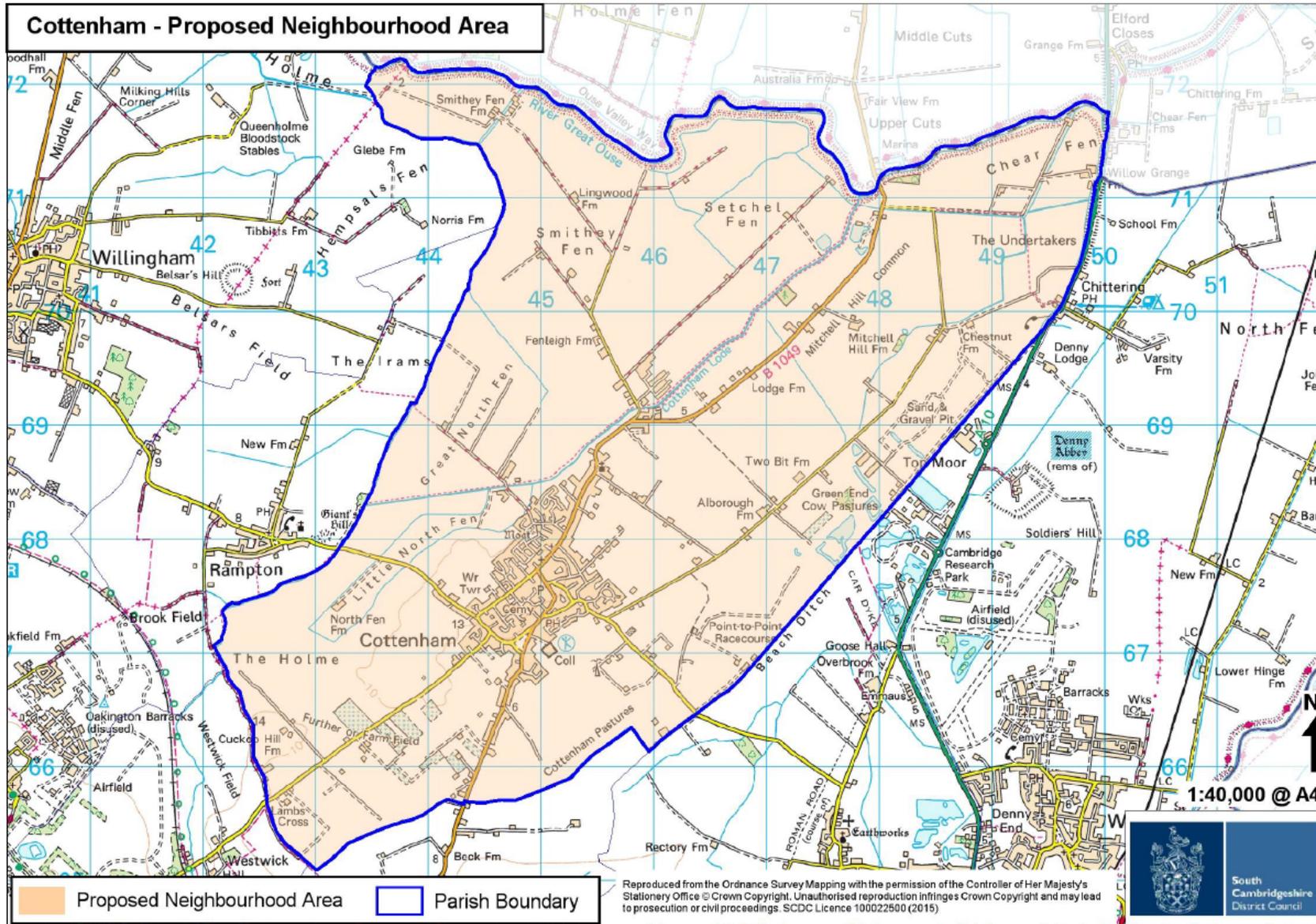


Figure 1 - Map of the Cottenham Neighbourhood Plan area

1.2 Documents reviewed

A number of sources have thus been reviewed in order to understand the history and the context for the Neighbourhood Plan site allocations. These comprise:

- Adopted South Cambridgeshire Core Strategy DPD, January 2007;
- Adopted South Cambridgeshire Development Control Policies DPD, January 2007;
- Adopted South Cambridgeshire Site Specific Policies DPD, January 2010;
- South Cambridgeshire SHLAA Report, August 2013;
- Emerging South Cambridgeshire Local Plan (Proposed Submission with Illustrated Changes, March 2014);
- Cottenham Civil Parish Neighbourhood Development Plan 2017 to 2031 (Pre-Submission Draft)¹⁹;
- Information provided verbally by Cottenham Parish Council;
- Natural England's Agricultural Land Quality Mapping for the East of England²⁰
- Google Maps and Google Street View²¹; and
- DEFRA Magic Map.²²

1.3 Identified Sites

This section sets out sites already identified through both the South Cambridgeshire SHLAA 2013 and through CPC's own work.

1.3.1 SHLAA Sites

The SHLAA 2013 assessed the sites in Cottenham listed in **Table 1** and illustrated in **Figure 2**. In Table 1, where a site was rejected, the yield is given as 0 units. Table 1 indicates a total SHLAA-based capacity of 345 dwellings at Cottenham.

¹⁹ Available at <http://www.cottenhampc.org.uk/neighbourhood-plan/>

²⁰ Available at <http://publications.naturalengland.org.uk/publication/127056?category=5954148537204736>

²¹ Both available at <https://www.google.co.uk/maps>

²² Available at <http://www.magic.gov.uk>

Table 1 - Sites identified at Cottenham in the South Cambridgeshire SHLAA 2013

Site Ref.	Site Name	Performance	Summary of reason(s) given	Assessed capacity (dwellings)
003	The Redlands, Oakington Road, Cottenham	Site with development potential	With careful design, should be possible to mitigate historic environment, townscape and landscape impacts.	65
021	Land to the rear of 69 High Street, Cottenham	Rejected site	Major historic environment, townscape and landscape impacts that cannot be mitigated, including on Grade II Listed Buildings and Conservation Area	0 (because rejected as not suitable)
054	Land at the rear of 335 High Street, Cottenham	Rejected site	Some adverse impact on Green Belt purposes and functions. Significant impact on historic environment, townscape and landscape that cannot be mitigated.	0 (because rejected as not suitable)
113	Land behind Rampton Road/Oakington Road Cottenham	Rejected site	Rejected due to overlap with sites 003 and 260, considered separately.	0 (because rejected as not suitable)
123	Land off Histon Road, Cottenham	Site with limited development potential	Some adverse impact on Green Belt purposes and functions. With careful design, should be possible to mitigate historic environment, townscape and landscape impacts.	17
124	Cottenham Sawmills, Cottenham	Rejected site	Significant townscape and landscape impacts	0 (because rejected as not suitable)
125	Cottenham Sawmills, Cottenham	Rejected site	Some adverse impact on Green Belt purposes and functions. Adverse townscape and landscape impacts	0 (because rejected as not suitable)
128	Land at Rampton Road, Cottenham	Rejected site	Unlikely whole of site could be developed without significant landscape and townscape impact. Site is remote and rural, does not relate well to village.	0 (because rejected as not suitable)
129	Land south of Ellis Close and East of Oakington Road, Cottenham	Site with limited development potential	Smaller scale of development could limit adverse historic environment, townscape and landscape impacts	99
234	Land at the junction of Long Drove and Beach Road, Cottenham	Site with development potential	Potential to mitigate historic environment, townscape and landscape impacts	33 (CPC advise that this has now been built out as of 2017)
241	The Woodyard, Cottenham	Rejected site	Significant historic environment, townscape and landscape impacts on setting of Grade I listed church and Conservation Area, not possible to mitigate	0 (because rejected as not suitable)
260	Land at Oakington Road, Cottenham	Site with development potential	With careful design, should be possible to mitigate historic environment, townscape and landscape impacts.	110
263	Land to the rear of 34 - 46 Histon Road, Cottenham	Site with limited development potential	With careful design, should be possible to mitigate historic environment, townscape and landscape impacts. However, potential for land contamination.	21

Site Ref.	Site Name	Performance	Summary of reason(s) given	Assessed capacity (dwellings)
269	Land adjacent to The Woodyard, Cottenham	Rejected site	Significant historic environment, townscape and landscape impacts on setting of Grade I listed church and Conservation Area, not possible to mitigate	0 (because rejected as not suitable)
316	Land to rear of High Street, Cottenham	Rejected site	Significant historic environment, townscape and landscape impacts on setting of several Grade II listed buildings and Conservation Area, not possible to mitigate	0 (because rejected as not suitable)

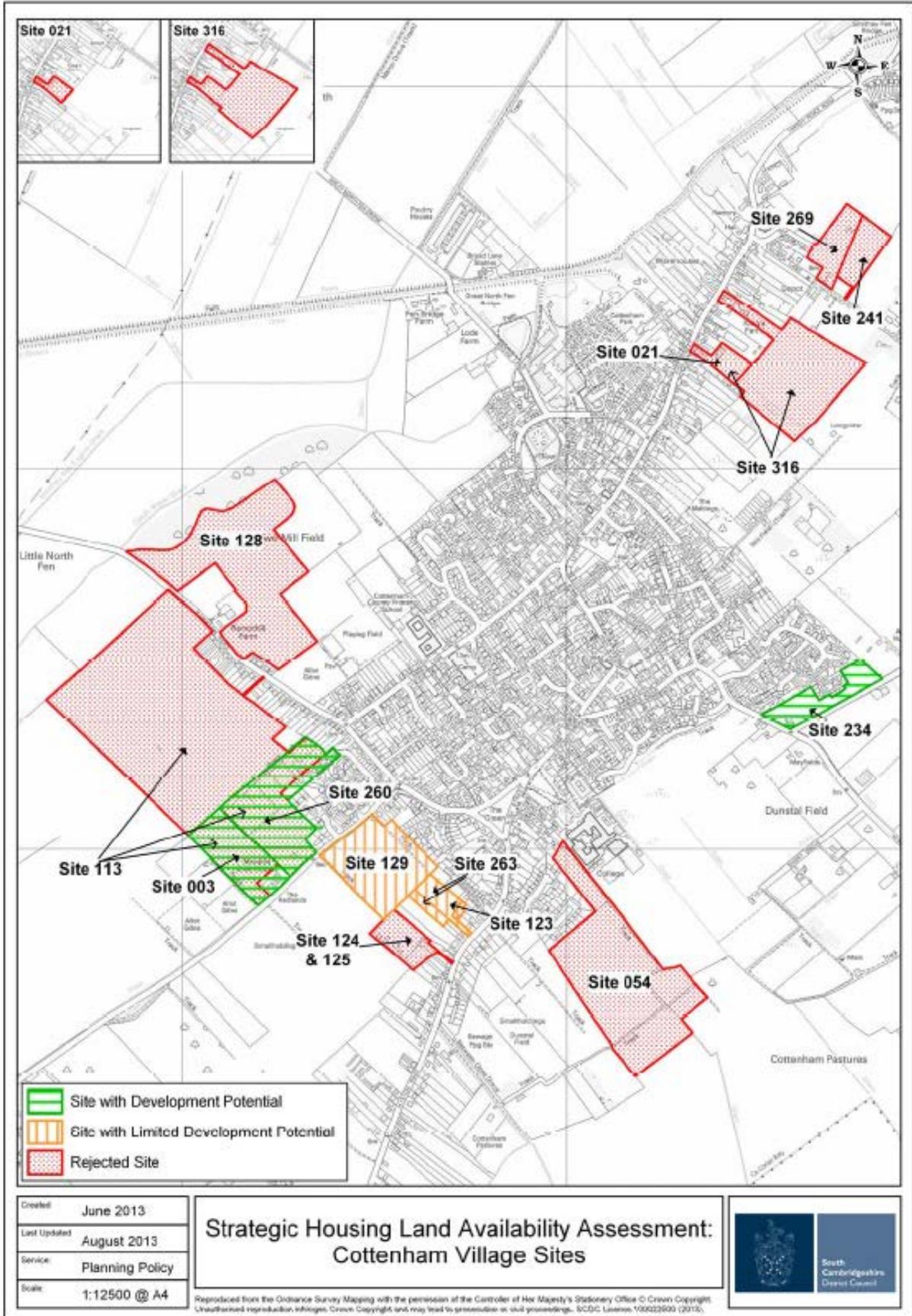


Figure 2 - Map of the Cottenham sites in the 2013 SHLAA

1.3.2 Sites considered through the neighbourhood plan

The pre-submission draft version of the Cottenham Neighbourhood Plan (henceforth 'the Neighbourhood Plan') states, in Policy H/1 (New Affordable Housing Development) that the plan supports:

development of up to 35 affordable homes on several green field sites over the 15-year plan period, provided that:

- a) the sites are inside or immediately adjacent to Cottenham's established development framework;*
- b) the sites are within easy walking distance of the village core and a well-served bus stop;*
- c) designs are imaginative and original to extend and renew the distinctive character and traditions of Cottenham's built environment, especially for designs of affordable homes;*
- d) the homes incorporate up-to-date communications technology to facilitate working from home; and*
- e) the homes remain available in perpetuity to residents with a local connection.*

Supporting text to Policy H1 states that:

- In the Neighbourhood Plan survey residents agreed with the need for affordable homes in Cottenham but expressed a strong dislike of larger developments, favouring mixed developments in smaller clusters at the village edge
- Concerns about traffic generation from developments lead to cluster location within easy walking distance of the village core and well-served bus stops while fibre-optic broadband also helps minimise traffic by facilitating home-working and employment in home-based businesses
- To be truly sustainable these new homes should have access to fast broadband communication and be within 800 metre walking distance of the core and 400 metres of a High Street bus stop to minimise dependency on car ownership and use
- Current SCDC policy requires 40% of homes within larger new developments to be classified as affordable but only around 24 per 100 are prioritised for local people. Around 300 additional homes would be needed to eliminate demand fully within mixed developments of market-priced and affordable homes. These could not be located within the 800 metre easy walking distance from the village core, a key site selection requirement for sustainability as an integrated village, or within the existing built framework.
- A more practical goal is to reduce the deficit by 50% over the 15 years, requiring some 35 new affordable homes within mixed developments totalling no more than 100 houses.

Policy H/2 (New Housing Sites) provides support for *mixed housing clusters over the 15-year plan period, provided that each green field site:*

- a) conserves the "fen-edge" landscape character of Cottenham;*
- b) contains no more than 50 homes to minimise impact on the landscape;*
- c) is more than 200 metres from any other cluster to ensure conservation of inter-cluster views of open countryside,*
- d) is within 800 metres easy walking distance of Cottenham's core to facilitate integration;*
- e) is within 400 metres of a scheduled frequent public transport service to minimise car dependency;*
- f) is provided with up-to-date communications systems to facilitate home working, and*
- g) is closely connected to one of Cottenham's five arterial roads.*

Section 9 of the draft Neighbourhood Plan lists those sites proposed to be allocated. The list, which is summarised in **Table 2** below in the same order as they appear in the Plan, is accompanied by a map of those sites (an updated version of which comprises **Figure 3** below) that includes an 800 metre radius indicating an easy (10-minute) walking distance of the village core.

For completeness and because some are still being promoted for development, Figure 3 shows rejected as well as accepted SHLAA sites. The only SHLAA site not shown at all is site 234 (refer to Figure 2 for location and

Table 1 for description), which has been discounted because it has now been developed. Other SHLAA sites, both rejected and accepted, are indicated by the initials of the landowners/promoters or their original SHLAA designation. Sites starting with X are additional sites that have been identified by the Parish Council themselves.

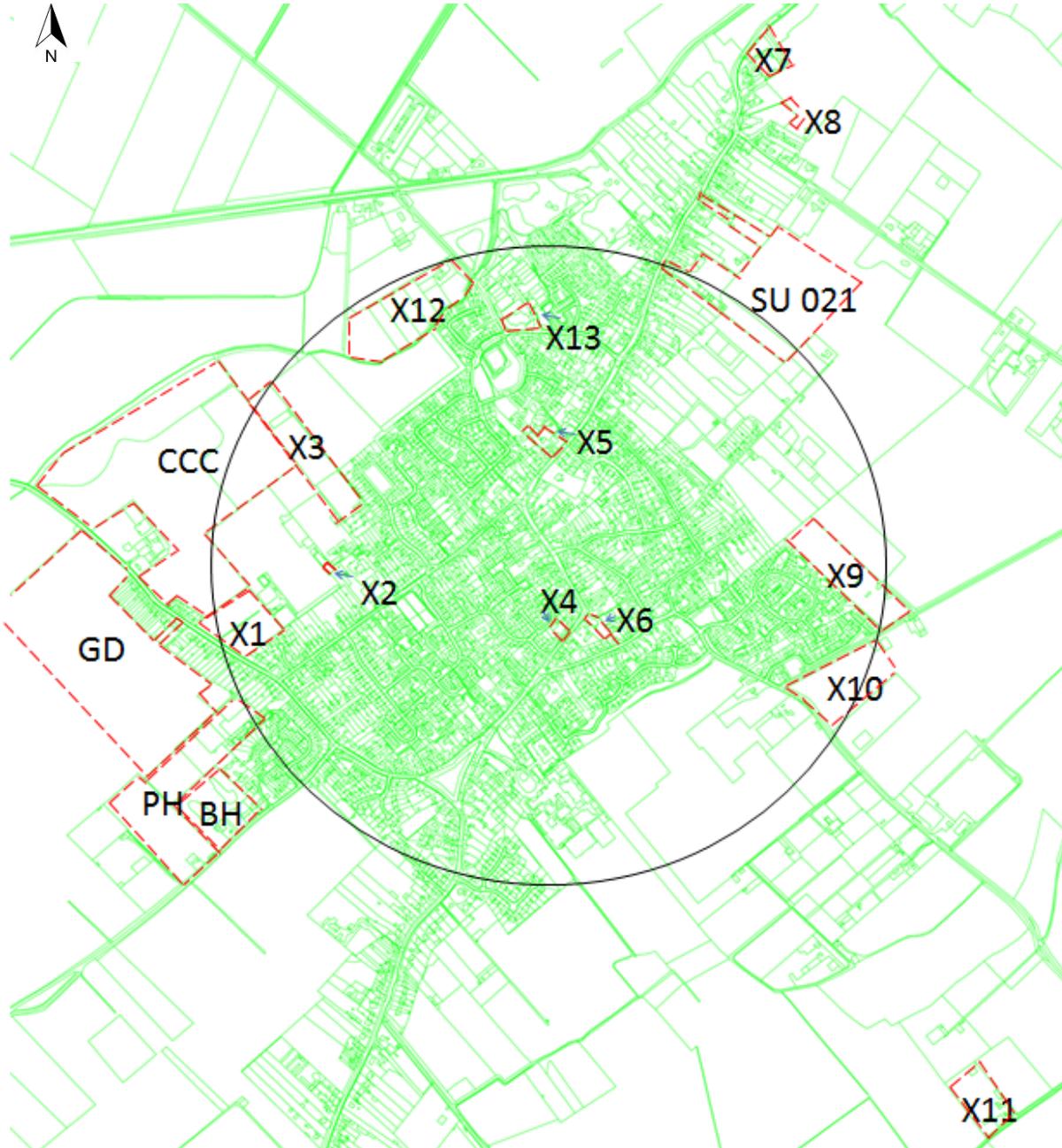


Figure 3 - Sites proposed by the Parish Council, currently undeveloped SHLAA sites, and the 800 metre radius from the village core

Table 2 - Sites proposed for development in Section 9 of the Cottenham Neighbourhood Plan

NP Site Ref.	Proposed development	Site area (ha)	Policy supporting allocation	Land Type	Dwelling yield
X3	Extension to Cottenham Primary School	2	GF/1 Field	Greenfield	0
Part of Site 128	Open space for sports	3	GF/2 Field	Greenfield	0
X1	Housing development, medical centre and open space	1.5	GF/3 Allotments	Greenfield	10-20
X8	Extension to public burial ground	0.2	GF/4 Land in the Vicinity of All Saints Church	Greenfield	0
X9	Small mixed housing development	4	GF/5 Field	Greenfield	30-50
X10	Small mixed housing development	5	GF/6 Field	Greenfield	30-50
X12	Small mixed housing development	5	GF/7 Field	Greenfield	30-50
X2	Community facilities at recreation ground	Not stated (AECOM assessment: 0.18) ²³	BF/1 King George V Field and Recreation Ground	Previously developed land	0
X4	Medical centre, retail/office units and residential above	0.3	BF/2 Durman Stearn site	Previously developed land	5-10
X5	Supermarket, fire station, office/retail	0.5	BF/3 Watson's Yard/Fire Station site	Previously developed land	0
X6	Medical centre, retail/office and residential above	0.2	BF/4 Co-Op site	Previously developed land	5-10
X13	Small mixed housing development	Not stated (AECOM assessment: 0.31) ²⁴	BF/5 Broad Land Industrial Estate site	Previously developed land	9 (if residential site) ²⁵
X11	Office HQ, vehicle maintenance workshops, vehicle storage	1.5	BF/6 Hay Lane Industrial site	Previously developed land	0
X7	Office HQ, vehicle maintenance workshops, vehicle storage	5	BF/7 Volland Industrial site	Previously developed land	0

²³ AECOM assessment based on Neighbourhood Plan Figure 8: Cottenham Assessed and Potential Sites

²⁴ AECOM assessment based on Neighbourhood Plan Figure 8: Cottenham Assessed and Potential Sites

²⁵ Assuming a development density of 30 dwellings per hectare

2. Methodology for the site appraisal

2.1 Introduction

Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The approach undertaken within this site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates. This contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) to contribute to a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate.

In this context, the methodology for carrying out the site appraisal is presented below.

2.2 Task 1: Defining the approach to use

The first task is to assess the particular issues relevant to Cottenham that have arisen from the review of all relevant data, both from SCDC and the Parish Council, and to determine the approach to take in respect of each major issue, as the line taken on each will have a significant impact on the results of the appraisal. In each case, decisions on which approach to take is based on a hierarchy comprising, in the following order:

- National and local planning policy and guidance;
- AECOM's professional experience and knowledge; and
- Where neither of these apply, a professional judgement based on reason, rationality and common sense.

2.2.1 Approach to 800 metre radius

The aspect of Cottenham's neighbourhood planning process with the greatest potential for challenge is, in AECOM's view, the approach of focussing all sites to be allocated (with the exception of a single brownfield site in the countryside) within a radius of 800 metres of the village centre.

For this reason, AECOM asked the Parish Council for additional information/evidence to justify this approach. An outline was duly provided as follows:

- Traffic and parking issues were a major issue raised in the parish-wide survey (973 responses in early 2016) and a key factor in local opposition to (almost) any housing development; yet people do want more employment and retail opportunities;
- The traffic congestion issue is real in Cottenham; there a few "rat-run" opportunities and well over 1,000 vehicles converge south-bound through the village in the morning peak hour, drawn by the traffic magnet that is Cambridge;
- The 800 metre metric arises from the need to balance modest development – whether for business, housing or shops - with a need to minimise additional traffic within Cottenham, aggravated by the lack of parking spaces in the core and no appetite to increase the number. It is not absolute but the Parish Council believe there are sufficient sustainable development opportunities within it to meet the neighbourhood plan, which exceeds SCDC's own allocation to Cottenham in the Local Plan;

- It was inspired by research into the decline of the traditional role of town centres and how this could be reversed. In Cottenham's case, the Parish Council felt that the village's historic development along its five arteries was part of the problem, as many people now live too far from the village's facilities (Cottenham claims to have the longest village High Street in England);
- Some recent speculative planning applications have classified sustainability, in part, on walking distances to key village facilities with 800 metres / 10 minutes walking as key to encouraging walking, rather than use of cars, in the absence of effective public transport;
- The Chartered Institute of Highways and Transportation²⁶ identifies 10 minutes as "easy walking distance";
- Sustrans²⁷ studies also reinforce the ½ mile maximum to maximise walking, over use of a car, for shopping etc.;
- The Parish Council have measured trip generation rates at 0.48 per household per hour from an estate just 300 metres from the centre; and
- The 800 metre radius became an intrinsic part of the Neighbourhood Plan's housing policies (objective B) in mid-2016 and has featured, in one form or another, since that time in all consultations. It had been preceded, during "options" consultations (March-April 2016) by consideration of several linked clusters of housing in arcs at approximately 800 metres from the centre.

The Parish Council further noted that these points would be developed further in the supporting evidence base for the Neighbourhood Plan ahead of Examination.

On this basis, AECOM's judgement is that the definition of the 800m radius, as long as it is consistently applied, would probably be considered justifiable at Examination, on the grounds of reducing car travel, which is in line with applicable local and national policy. However, the 800 metre approach would be significantly more robust, in AECOM's view, if it were measured along streets rather than as a direct line- in other words an irregularly shaped 'ped-shed' rather than a radius.

Additionally, the services and facilities to be used as the centre of the ped-shed need to be considered carefully - those with the most robust evidence of regular use would be the most suitable. The ped-shed need not focus on a single point - it can focus on, for example, a stretch of road between two or more well-used facilities and/or where the density of well-used facilities is highest.

In order for the radius (or ped-shed) approach to hold, the Parish Council will have to demonstrate that they can meet their housing need entirely on deliverable (i.e. suitable, available, and viable) sites within the radius. We would also advise securing written confirmation from SCDC that they are supportive of the radius and/or the ped-shed approach and that, in their view, it would meet the Basic Conditions of neighbourhood planning and comply with the strategic policies of the Local Plan.

In AECOM's view, a well-resourced developer promoting a site close to but outside the radius may conceivably be able to argue that a (say) 15-minute walk to facilities is outweighed by other material considerations, such as, for example, infrastructure benefitting the village as a whole that could be provided on their site but not otherwise. The Parish Council should be aware of and prepare for such an eventuality as appropriate.

Additionally, as noted below, the approach of using an 800 metre radius cannot and should not affect the approach to assessment of SHLAA sites.

2.2.2 Approach to SHLAA sites

The approach to SHLAA sites for the purposes of this exercise is to accept the findings of SCDC's analysis. The role of AECOM's neighbourhood plan site assessments is to build on the conclusions of existing work by the local planning authority, rather than to challenge its conclusions (which were

²⁶ <http://www.ciht.org.uk/>

²⁷ <http://www.sustrans.org.uk/>

illustrated in Figure 2 previously). Any landowner or other party disputing the accuracy of the SHLAA assessment should discuss their concerns with the Council.

As such, the two SHLAA sites that were assessed by the Council as suitable for development that have not already been developed (namely, Sites 003 and 260, which largely overlap with PH and BH in Figure 3 above) are considered suitable for development and have not been re-assessed. The same approach holds for the three sites (123, 129, and 263) that were assessed by the SHLAA as having limited development potential.

This conclusion is made irrespective of these sites' location in relation to the 800 metre radius, though we consider that, in any future 'ranking' of sites by suitability, their location outside this radius would render them less suitable for development than those sites within the radius assessed as suitable.

Finally, those eight sites illustrated in Figure 2 assessed as not suitable for (residential) development have likewise not been assessed, with the exception of the Parish Council's site 'Part of 128'. This is an exception to the approach of re-assessing SHLAA sites for two important reasons: firstly, it comprises only a small part of the original rejected site and, most importantly, the Parish Council are proposing an entirely different use (open space for sports, rather than approximately 300 dwellings).

2.2.3 Approach to emerging Local Green Space designation

In the emerging SCDC Local Plan, the Proposed Submission Cottenham Policies Map shows that some of the sites proposed by the Parish Council for various forms of development (namely, X1 and X3) are intended to be designated as Local Green Space. Where this is the case, this has been noted, together with any implications for AECOM's own assessment of site suitability in this regard. AECOM understands from Cottenham Parish Council that at the time of writing, the designations of Local Green Space in the emerging Local Plan are being clarified by the Local Plan Inspector.

2.2.4 Approach to assessment of dwelling capacity

Where sites were previously included in the South Cambridgeshire Strategic Housing Land Availability Assessment (SHLAA), the indicative housing capacity listed in that document has been used. If these figures have been further refined by site landowners or developers, these figures have been applied. For other sites, the indicative capacity provided by the Parish Council has been used, unless it is considered that this would not be an appropriate density for the context based on evidence from site visits.

2.3 Task 2: Development of site appraisal pro-forma

Prior to carrying out the appraisal, site appraisal pro-formas were developed. The purpose of the pro-forma is to enable a rapid but robust and consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.

The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:

- Background information:
 - Site location and use;
 - Site context and planning history;
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability.

2.4 Task 3: Site appraisal

The next task was to conduct a desk study, followed by site visit, for each of the sites. This involved observation in the field alongside a review of all existing information, including evidence and data from a range of sources in order to judge whether the sites were suitable and available for the use proposed. The completed pro-formas for all sites assessed are provided in Appendix 1.

3. Summary of site appraisals

This section provides a summary of the findings linked to the evaluation of all sites considered through the site appraisal for Cottenham Neighbourhood Plan.

3.1.1 Viability

This assessment has not considered the viability of sites for the development proposed. However, the Neighbourhood Plan must be able to demonstrate that the sites are likely to be financially viable (also known as 'achievable') to develop. SCDC has carried out a development viability appraisal of the SHLAA sites, provided as Appendix 4 of the SHLAA, available online.²⁸

Appendix 4 divides all accepted SHLAA sites across South Cambridgeshire into four categories of viability from 1 (most viable sites) to 4 (least viable sites). Each site is given a category assessment.

The Council's findings on the viability of SHLAA sites at Cottenham (including those rejected on grounds of suitability) are summarised in **Table 3** below. The rejected sites have been included to demonstrate how assessment of viability differs by location within the parish, but for ease of interpretation, they have been shaded orange.

²⁸ See <https://www.scambs.gov.uk/sites/default/files/documents/01c.%20SHLAA%20Report%20%28August%202013%29%20-%20Appendix%204.pdf>

Table 3 - Summary of South Cambridgeshire assessment of viability for SHLAA sites at Cottenham

Site Ref.	Site Name	Viability category	Assessed capacity (dwellings)
003	The Redlands, Oakington Road, Cottenham	3	65
021	Land to the rear of 69 High Street, Cottenham	2	0 (because rejected as not suitable)
054	Land at the rear of 335 High Street, Cottenham	3	0 (because rejected as not suitable)
113	Land behind Rampton Road/Oakington Road Cottenham	4	0 (because rejected as not suitable)
123	Land off Histon Road, Cottenham	2	17
124	Cottenham Sawmills, Cottenham	1	0 (because rejected as not suitable)
128	Land at Rampton Road, Cottenham	3	0 (because rejected as not suitable)
129	Land south of Ellis Close and East of Oakington Road, Cottenham	3	99
234	Land at the junction of Long Drove and Beach Road, Cottenham	3	33
241	The Woodyard, Cottenham	2	0 (because rejected as not suitable)
260	Land at Oakington Road, Cottenham	3	110
263	Land to the rear of 34 - 46 Histon Road, Cottenham	2	21
269	Land adjacent to The Woodyard, Cottenham	2	0 (because rejected as not suitable)
316	Land to rear of High Street, Cottenham	1	0 (because rejected as not suitable)

The table shows that the sites accepted as suitable all fell into viability categories 2 and 3 respectively, which are described by Appendix 4 as follows:

Category 2 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.

Having undertaken an assessment of this site the local planning authority have few concerns that that 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.

In summary this scheme 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).

Category 3 Less 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.

Having undertaken an assessment of this site the local planning authority have some 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.

This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.

This assessment indicates the site-specific nature of a viability assessment. Sites in the parish fell into all four categories, and there is no general pattern (e.g. site location or scale) that can be inferred from the Council's work. For example, the rejected sites 113 and 316 are similar in scale and in distance to the village centre, but the former was assessed as Category 4 and the latter as Category 1.

The Parish Council should note, however, that valuations produced by a third party are not definitive and if the sites proposed for allocation are all being actively promoted by a developer, the developer could be asked to provide any existing viability appraisals or to demonstrate the site is viable for the proposed use.

AECOM, through Locality, also offer a separate package of support on viability for neighbourhood plan site allocations.

3.1.2 Conclusions on suitability and availability

The sites have therefore been assessed using the Government's Planning Policy Guidance (PPG) relating to Neighbourhood Planning and the assessment of land for development²⁹, as well as by using the documents and sources listed in section 1.2 above.

From a review of all existing information and AECOM's own assessment of sites that had not yet been reviewed, a judgement has been made as to whether each site is suitable for the use proposed to meet the needs of Cottenham, as set out in the Neighbourhood Plan and the emerging South Cambridgeshire Local Plan.

²⁹ <https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning> and <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all sites and consistent with the government's Planning Policy Guidance. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are considered not currently suitable or available (or where availability information is unknown).

This assessment has found capacity for up to 89 dwellings on 'green' sites with the fewest constraints to allocation and up to a further 60 on 'amber sites' that are potentially suitable for allocation subject to the mitigation of various constraints, giving a total of up to 149 dwellings.

To meet the required number of homes proposed for Cottenham, sites from the green category and a selection of sites from the amber category should be selected (assuming that constraints noted can be resolved). With more information from landowners/developers, it is possible that more of the sites could be moved into the green category to give greater certainty on the shortlist of sites.

It is recommended that a 'buffer' of housing supply is provided, which may be one or two sites allocated as contingency housing sites. These could be developed if the allocated sites do not progress as expected.

Table 4 below sets out, for all potential development sites that have been assessed by AECOM within the Cottenham Neighbourhood Plan area, headline conclusions on the suitability and availability of each one. The conclusions are based on AECOM's approach to assessment as set out in Chapters 1 and 2 of this report.

Table 4 should be read alongside the set of site appraisal pro-formas in **Appendix 1**, which provide a more detailed assessment for each site.

Table 4 - Summary of results of AECOM site appraisal for Cottenham Neighbourhood Plan

Site Ref.	Proposed development	Site size (Ha)	Dwelling yield (AECOM assessment)	Is the site appropriate to allocate in the Neighbourhood Plan?
X3	Extension to Cottenham Primary School	2	0	No- because at present availability of part of site is unknown. However, available part of the site only could be allocated.
Part of Site 128	Open space for sports	3	0	Site is suitable to be allocated for development proposed.
X1	Housing development, medical centre and open space	1.5	10-20	Site is suitable to be allocated for proposed use if Local Green Space allocation issue in emerging Local Plan can be resolved
X8	Extension to public burial ground	0.2	0	No - because at present availability of site for development proposed is unknown. Can be included in the Neighbourhood Plan as an aspiration, as is considered suitable for proposed use.
X9	Small mixed housing development	4	Up to 72	No - because at present availability of site for development proposed is unknown. Can be included in the neighbourhood plan as an aspiration, as is considered suitable for proposed use.
X10	Small mixed housing development	5	Up to 70	Site is suitable to be allocated for development proposed subject to minor constraints
X12	Small mixed housing development	5	Up to 40	Site is suitable to be allocated for proposed use if potentially significant constraints noted can be resolved
X2	Community facilities at recreation ground	0.18 ³⁰	0	Site is suitable to be allocated for development proposed.
X4	Medical centre, retail/office units and residential above	0.3	5-10	Site is suitable to be allocated for development proposed subject to minor constraints.
X5	Supermarket, fire station, office/retail	0.5	0	Site is suitable to be allocated for development proposed subject to minor constraints.
X6	Medical centre, retail/office and residential above	0.2	9	Site is suitable to be allocated for development proposed subject to minor constraints.
X13	Small mixed housing development	0.31 ³¹	9 ³²	No - because at present availability of site for development is unknown. Can be included in the neighbourhood plan as an aspiration, as is considered suitable for proposed use.
X11	Office HQ, vehicle maintenance workshops, vehicle storage	1.5	0	Site is suitable to be allocated for proposed use if constraints noted can be resolved
X7	Office HQ, vehicle maintenance workshops, vehicle storage	5	0	Site is suitable to be allocated for development proposed.

³⁰ AECOM assessment based on Neighbourhood Plan Figure 8: Cottenham Assessed and Potential Sites³¹ AECOM assessment based on Neighbourhood Plan Figure 8: Cottenham Assessed and Potential Sites³² Assuming a development density of 30 dwellings per hectare

3.1.3 Next steps

Some of the sites in the amber category of Table 4 above may need further advice or assessment, either commissioned through consultants or in conjunction with relevant officers at SCDC (e.g. highways, heritage) to allow them to be moved into the green or red categories.

Once the pool of sites in the green category has been finalised and viability information added for each, this provides a shortlist, to which the accepted SHLAA sites should be added, from which the proposed allocations can be selected.

At this point, it is appropriate to combine local and/or political opinion on which sites should be prioritised, to complement the technical assessment that has already been carried out. Decisions on which sites to prioritise are always difficult. They have to be made collectively and carefully through a careful balancing of the technical and the political/opinion-based evidence.

The sites which emerge as most appropriate for allocation should be those that best meet the aims and objectives of the Neighbourhood Plan. The criteria that are used to select the sites should be clearly recorded and made available as evidence to support the plan.

Appendix A Completed site appraisal pro-formas

These have been provided by site in the same order as they appear in the Draft Cottenham Neighbourhood Plan.

Site Assessment Proforma

General information

Site Reference / name	X3
Site Address (or brief description of broad location)	Land between Victory Way and Les King Wood, Cottenham
Current use	Agricultural fields
Proposed use	Extension to Cottenham Primary School
Gross area (Ha) Total area of the site in hectares	2
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	2 from 3 owners contacted and willing to develop

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None since 2010			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access through Cottenham Primary School
Is the site accessible? Provide details of site's connectivity	Site accessed through Cottenham Primary School and from Lambs Lane. CPC advise potential for access from Victory Way.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	Potentially as hedgerows exist on the boundary of the site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Loss of Grade 1 agricultural land	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology 	Limited or no impact or no requirement for mitigation	

<ul style="list-style-type: none"> Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Moderately located</p>	<p>Observations and comments</p> <p>The site is poorly located with respect to access to employment and indoor sports and leisure facilities but is moderately located with respect to local centre and shops, health centre facilities and bus routes. Site is in close proximity however to a primary school and open space/recreation areas, which is entirely appropriate for the use being proposed.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	None		Site is an open field with hedgerows. Impact can be identified through a Habitat 1 Survey, and potential impacts mitigated.
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No

Scale and nature of development would be large enough to significantly change size and character of settlement	No
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3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown if third owner wants to sell or develop land
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unknown if third owner wants to sell or develop land
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	Northern part of site is currently designated as Local Green Space in the emerging Local Plan. However, use proposed is compatible with designation.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing capacity (estimated as development of 30 homes per Ha):	N/A
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> The availability of part of the site is unknown, and as such it cannot be allocated at present in its entirety (though there is potential for the available part to be allocated) Site is outside the settlement boundary; Would entail loss of Grade 1 agricultural land, but not with permanent development Northern part of site is (currently) designated as Local Green Space in the emerging Local Plan

Site Assessment Proforma

General information

Site Reference / name	Part of Site 128
Site Address (or brief description of broad location)	Land at Rampton Road, Cottenham
Current use	Agricultural
Proposed use	Open space for sports as part of larger development with site X1
Gross area (Ha) Total area of the site in hectares	3
SHLAA site reference (if applicable)	128
Method of site identification (e.g. proposed by landowner etc.)	Promoted by landowner

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Site is part of undetermined County Council S/2876/16/OL S/2828/16/E1 Type: EIA Screening Description: Screening Opinion Undecided S/2876/16/OL Type: Outline Planning (Small Major) Description: Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved. Undecided			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No, but there is potential for improved access to be provided.
Is the site accessible? Provide details of site's connectivity	Site is accessible from Rampton Road.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	Potentially as hedgerows surround most of the site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>	Low sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	There are views of a listed building from the site

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourable located if < 400m.</p>	<p>Moderately located</p>	<p>Observations and comments</p> <p>The site is poorly located with respect to local centre and shops, access to employment, health centre facilities, and indoor sports and leisure facilities. Site is in close proximity however to a primary school and open space/recreation areas. There is a cycle route and bus routes directly adjacent to the site.</p>
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Other key considerations

<p>Are there any Tree Preservation Orders on the site?</p>	<p>None</p>		
<p>What impact would development have on the site's habitats and biodiversity?</p>		<p>Site is an open field with hedgerows. Impact can be identified through a Habitat 1 Survey, and potential impacts mitigated.</p>	
<p>Public Right of Way</p>	<p>No</p>		
<p>Existing social or community value (provide details)</p>	<p>No</p>		
<p><i>Is the site likely to be affected by any of the following?</i></p>	<p>Yes</p>	<p>No</p>	<p><i>Comments</i></p>
<p>Ground Contamination</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

<p>Characteristics which may affect development on the site:</p>	<p>Comments</p>
<p>Topography: Flat/ plateau/ steep gradient</p>	<p>Flat</p>
<p>Coalescence: Development would result in neighbouring towns merging into one another.</p>	<p>No</p>
<p>Scale and nature of development would be large enough to significantly change size and character of settlement</p>	<p>No</p>

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?	Site surrounded to the south and east by land designated as Local Green Space in the emerging Local Plan. Site is part of rejected SHLAA site 128 for housing. Site is part of undetermined County Council application S/2876/16/OL		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	N/A
Key evidence for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is available; • Site is outside the settlement boundary; • Site is not immediately on the urban edge, due to being surrounded to east and south by land designated as Local Green Space in the emerging Local Plan; • However, separation from urban edge not a constraint to allocation given proposed use.

Site Assessment Proforma

General information

Site Reference / name	X1
Site Address (or brief description of broad location)	Allotments, Cottenham
Current use	Allotments
Proposed use	Housing development, medical centre and open space
Gross area (Ha) Total area of the site in hectares	1.5
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Site suggested in NP; Charity investigating feasibility; May be available

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No, but there is potential for improved access to be provided.
Is the site accessible? Provide details of site's connectivity	Site is accessible from Rampton Road.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	Potentially, as hedgerows surround most of the site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology 	Limited or no impact or no requirement for mitigation	There are views of a listed building from the site

<ul style="list-style-type: none"> Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Moderately located</p>	<p>Observations and comments</p> <p>The site is poorly located with respect to local centre and shops, access to employment, health centre facilities, and indoor sports and leisure facilities. Site is in close proximity however to a primary school and open space/recreation areas. There is a cycle route and bus routes directly adjacent to the site.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?		Site is an open field with hedgerows. Impact can be identified through a Habitat 1 Survey, and potential impacts mitigated.	
Public Right of Way	No		
Existing social or community value (provide details)	Yes	Currently allotments	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ plateau/ steep gradient</p>	Flat
<p>Coalescence: Development would result in neighbouring towns merging into one another.</p>	No
<p>Scale and nature of development would be large enough to significantly change size and character of settlement</p>	N/A

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Still being determined if site is available or not
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5
Any other comments?	Charity investigating feasibility 10-20 dwellings Site allocated as Local Green Space in emerging Local Plan		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
The site is appropriate for allocation (subject to resolution of Local Green Space issue)	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	45 if entire site is developed, but intention is 10-20
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • It has not been conclusively determined whether or not the site is available; • Site is outside the settlement boundary; • Site is designated as Local Green Space in the emerging Local Plan; this is a potentially major constraint to developing housing on it. This issue would need to be addressed with SCDC- one option, for example, would be a swap whereby Local Green Space designation would apply to neighbouring site Part of 128 rather than this one

Site Assessment Proforma

General information

Site Reference / name	X8
Site Address (or brief description of broad location)	Land adjacent to All Saints' churchyard, Cottenham
Current use	Open space, agriculture
Proposed use	Extension to public burial ground
Gross area (Ha) Total area of the site in hectares	0.2
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Unknown

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Proposal is for extension to east of existing burial ground, accessed from existing churchyard.
Is the site accessible? Provide details of site's connectivity	Site proposed for extension to burial ground. Accessed through existing burial ground.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Medium sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Some loss of Grade 1 or 2 agricultural land	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology 	Yes	Proposal is adjacent to Conservation area and Grade I Listed Church

<ul style="list-style-type: none"> Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>N/A</p>	<p>Observations and comments</p> <p>The site is favourably located for its proposed use.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	None		A Phase Habitat 1 survey would potentially have to be undertaken to determine if works would have an impact on the natural environment.
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ plateau/ steep gradient</p>	Flat
<p>Coalescence Development would result in neighbouring towns merging into one another.</p>	No
<p>Scale and nature of development would be large enough to significantly change size and character of settlement</p>	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	No contact for this site as yet		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
	Please tick a box
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	N/A
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site appears suitable for use proposed, but it is unknown if the site is available; • Site is on the urban edge and just outside the settlement boundary, however is located adjacent to the current burial ground in the setting of a Grade I church. • Due to lack of evidence of availability, must remain as Neighbourhood Plan aspiration rather than as site allocation.

Site Assessment Proforma

General information

Site Reference / name	X9
Site Address (or brief description of broad location)	Land between Long Drove and Mill Field, Cottenham
Current use	Open space, agriculture, residential
Proposed use	Small mixed housing development
Gross area (Ha) Total area of the site in hectares	4
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Unknown

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None within the last 10 years			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access is not suitable. Long Drove road would require a major upgrade to cater for residential development. There is potential for this upgrade to be undertaken.
Is the site accessible? Provide details of site's connectivity	Site accessed from the Long Drove road.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	Adjacent field is in a highly sensitive location due to nature of open countryside and views of church steeple; however, the subject site is screened by tall mature trees.
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Some loss of Grade 1 agricultural land	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	No	

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly located</p>	<p>Observations and comments</p> <p>The site is poorly located with respect to all listed community facilities and services.</p>
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Other key considerations

<p>Are there any Tree Preservation Orders on the site?</p>	<p>None</p>		
<p>What impact would development have on the site's habitats and biodiversity?</p>	<p>Unknown</p>	<p>A Phase Habitat 1 survey would need to be undertaken to determine if works would have an impact on the natural environment.</p>	
<p>Public Right of Way</p>	<p>No</p>		
<p>Existing social or community value (provide details)</p>	<p>No</p>		
<p><i>Is the site likely to be affected by any of the following?</i></p>	<p>Yes</p>	<p>No</p>	<p><i>Comments</i></p>
<p>Ground Contamination</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

<p>Characteristics which may affect development on the site:</p>	<p>Comments</p>
<p>Topography: Flat/ plateau/ steep gradient</p>	<p>Flat</p>
<p>Coalescence Development would result in neighbouring towns merging into one another.</p>	<p>No</p>
<p>Scale and nature of development would be large enough to significantly change size and character of settlement</p>	<p>No</p>

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes - likely Long Drove, which needs to be upgraded to allow access, is likely to be in a separate ownership.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	30-50 dwellings		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
	Please tick a box
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	Up to 72
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • It is unknown if the site is available for development; • Site is on the urban edge and just outside the settlement boundary; however, is poorly located with respect to community facilities and services; • Site has significant access issues and would require an upgrade to Long Drove road to provide required level of infrastructure for residential development. • Until evidence of availability is clear, has to be an aspiration rather than an allocation

Site Assessment Proforma

General information

Site Reference / name	X10
Site Address (or brief description of broad location)	Land adjacent to Beach Road and Long Drove, Cottenham
Current use	Agriculture
Proposed use	Small mixed housing development
Gross area (Ha) Total area of the site in hectares	5
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Site suggested in NP

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access from Long Drove road is not adequate, but has potential for improvement. Long Drove Road would also require a major upgrade to cater for residential development (see also assessment for site X9). Access from Beach Road has the potential to cause Highway safety issues.
Is the site accessible? Provide details of site's connectivity	Site accessed from Long Drove Road. CPC indicate they see potential for roundabout on Beech Road- this would need to be confirmed with SCDC Highways.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Some loss of Grade 1 agricultural land	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	No	

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly located</p>	<p>Observations and comments</p> <p>The site is poorly located with respect to all listed community facilities and services.</p>
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Other key considerations

<p>Are there any Tree Preservation Orders on the site?</p>	<p>None</p>		
<p>What impact would development have on the site's habitats and biodiversity?</p>	<p>Unknown</p>	<p>A Phase Habitat 1 survey would need to be undertaken to determine if works would have an impact on the natural environment.</p>	
<p>Public Right of Way</p>	<p>No</p>		
<p>Existing social or community value (provide details)</p>	<p>No</p>		
<p><i>Is the site likely to be affected by any of the following?</i></p>	<p>Yes</p>	<p>No</p>	<p><i>Comments</i></p>
<p>Ground Contamination</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Power lines or telephone lines cross the north-western corner of the site</p>

Characteristics

<p>Characteristics which may affect development on the site:</p>	<p>Comments</p>
<p>Topography: Flat/ plateau/ steep gradient</p>	<p>Flat</p>
<p>Coalescence: Development would result in neighbouring towns merging into one another.</p>	<p>No</p>
<p>Scale and nature of development would be large enough to significantly change size and character of settlement</p>	<p>No</p>

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CJ now promoting with a builder
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?	Site suggested in NP; CJ now promoting with a builder 30-50 dwellings		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
	Please tick a box
The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per ha):	Up to 70
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is available; • Site is outside the settlement boundary, is isolated from the urban edge of the settlement, and is poorly located with respect to community facilities and services; • Site would require an upgrade to Long Drove road and/or a roundabout to provide required level of access for residential development; dialogue recommended with SCDC highways

Site Assessment Proforma

General information

Site Reference / name	X12
Site Address (or brief description of broad location)	Land off Broad Lane behind Kingfisher Way, Cottenham
Current use	Agriculture
Proposed use	Small mixed housing development
Gross area (Ha) Total area of the site in hectares	5
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Submitted in NP "call for sites"

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	<p>Reference: S/1134/99/F Type: Full Planning Application Description: Change of Use of Land to Riding School Decision: Approved Decision Date: 10-09-1999</p> <p>Reference: S/1034/06/F Type: Full Planning Application Description: Stables, Floodlit Manege and Parking Decision: Approved Decision Date: 15-08-2006</p>			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Broad Lane would likely require significant upgrade to support the proposed development.
Is the site accessible? Provide details of site's connectivity	Site accessed from Broad Lane, with constraints as noted above. CPC advise need for 3m + exclusion strip for access alongside drainage ditch on southern side of site

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes	Site is prone to flood risk; however, site is mapped as an 'Area benefiting from flood defences' by Environment Agency. Consultation is advised with the South Cambs Local Planning Authority on development in an area benefiting from flood defences.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Medium sensitivity to development	Medium rather than low sensitivity in light of the fact that the western half of the site in particular would be intrusive to open countryside, being surrounded by green space on three sides. On this criterion, western half of site more visually sensitive in landscape terms – but potential for mitigation through e.g. open space, extending screening tree belt on Tenison Manor, etc.
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Loss of some Grade 3 agricultural land	Mapping does not make clear whether the Grade 3 land here is high quality (3a) or not (3b)

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology 	No	

<ul style="list-style-type: none"> Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Moderately located</p>	<p>Observations and comments</p> <p>The site is moderately located with respect to all listed community facilities and services.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown	A Phase Habitat 1 survey would need to be undertaken to determine if works would have an impact on the natural environment.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local power lines or telephone lines traverse the sit

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CJ now promoting with a builder
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?	30-50 dwellings		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per ha):	Up to 40 based on landscape constraints assessed on western part of site; being promoted for 30-50
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is available; • Site is outside the settlement boundary, however is on the urban edge of the settlement; • Site requires major upgrade to Broad Lane • Site is in an area designated as 'benefiting from flood defences'; further information is required from LPA on approach to flood risk here; • Site has landscape/visual constraints on western half; • Power lines / telephone lines traverse the site • Agricultural land quality assessment necessary to determine if Grade 3 land here is high or low quality

Site Assessment Proforma

General information

Site Reference / name	X2
Site Address (or brief description of broad location)	Land at Recreation Ground adjacent to King George V Field, Cottenham
Current use	Village Hall but acting as Cottenham United Sports & Social Club
Proposed use	Community facilities at recreation ground
Gross area (Ha) Total area of the site in hectares	0.18
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Parish Council site suggested in NP

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Lane is adequately maintained for access to sports ground. Further work is planned to introduce a segregated (min 1.5 metre) pedestrian pavement and retain minimum DfT standard 4.1 metre roadway.
Is the site accessible? Provide details of site's connectivity	Site is accessible from Lamb's Lane

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations:	No	

<ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	<p>Low sensitivity to development</p>	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>No loss</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p>	<p>Moderately located</p>	<p>Observations and comments</p> <p>The site is poorly located with</p>
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<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourable located if < 400m from services.</p>		<p>respect to local centre and shops, access to employment, health centre facilities, and indoor sports and leisure facilities. Site is in close proximity however to a primary school and open space/recreation areas. There is a cycle route and bus routes directly adjacent to the site.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	None		
Public Right of Way	No		
Existing social or community value (provide details)	Yes	Currently a village hall and sports club	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	N/A

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5
Any other comments?	Site is adjacent to Local Green Space in the emerging Local Plan		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Please tick a box	
The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	N/A
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is available; • Site is outside the settlement boundary; • Site is adjacent to Local Green Space in the emerging Local Plan but this is compatible with proposed use.

Site Assessment Proforma

General information

Site Reference / name	X4
Site Address (or brief description of broad location)	Durman Stearn site, High Street, Cottenham
Current use	Civil Engineers
Proposed use	Medical centre, retail/office units and residential above
Gross area (Ha) Total area of the site in hectares	0.3
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Suggested by DS; conditional on site move

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No Recent applications in last 10 years			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes
Is the site accessible? Provide details of site's connectivity	Site accessed from High St (B1049).

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations:	No	

<ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	Old buildings have potential for bat roosts.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Yes	Site is within a Conservation Area (Policy CH/5)

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop 	Favourably located	<p>Observations and comments</p> <p>The site is located on Cottenham High Street, close to shops and</p>
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<ul style="list-style-type: none"> • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		services, public transport bus routes. The site is moderately located with respect to schools, health centres and open space and indoor sports and leisure facilities.
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	None		
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conditional on site move
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	5-10 dwellings		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	5-10 dwellings
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is available and inside the settlement boundary; • Site comprises previously-developed land • Site is within a Conservation Area so sensitive design would be required.

Site Assessment Proforma

General information

Site Reference / name	X5
Site Address (or brief description of broad location)	Watson's Yard and Fire Station, High Street, Cottenham
Current use	Mixed uses; Residential; Watson's Yard; Fire Station
Proposed use	Supermarket, fire station, office/retail
Gross area (Ha) Total area of the site in hectares	0.5
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Site(s) suggested in NP

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	<p>Reference: S/2701/16/FL Type: Full Planning Location: Unit 1 Watsons Yard, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8RX Description: Change of Use from A1 to A5 Use Decision: Approved Decision Date: 13-01-2017</p> <p>Reference: S/2346/16/FL Type: Full Planning Location: Fire station, High Street, Cottenham, Cambridge, CB24 8RX Description: Replacement of existing training tower with new tower Decision: Approved Decision Date: 10-11-2016</p> <p>Reference: S/1919/14/FL Type: Full Planning Location: S H Watson & Co, 172 High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8RX Description: Replace existing 15m pole and antennas (17.7m to top) with new 15m pole and antennas (17.5m to top), and replace existing equipment cabinet with new equipment cabinet. Decision: Approved</p>			

	<p>Decision Date: 02-10-2014</p> <p>Reference: S/2089/14/PJ Type: Prior Approval Offices to Dwellings Location: Unit 15, Watsons Yard, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8RX Description: Change use from office (B1) to Residential (C3) Decision: Refused Decision Date: 10-11-2014</p> <p>Reference: S/1205/13/FL Type: Full Planning Location: Unit 15, Watsons Yard, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8RX Description: Demolition of garage and erection of replacement building for B1 (office) use Decision: Refused Decision Date: 09-08-2013</p> <p>Reference: S/1859/13/FL Type: Full Planning Location: Unit 15, Watsons Yard, High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8RX Description: Demolition of garage and erection of replacement building for B1 (office) use Decision: Approved Decision Date: 17-10-2013</p> <p>Reference: S/0042/12/FL Type: Full Planning Location: Unit 15 Watsons Yard, 172 High Street, Cottenham, Cambridge, Cambridgeshire, CB24 8RX Description: Erection of a dwelling and change of use from B1 to C3. Decision: Refused Decision Date: 21-03-2012</p> <p>Reference: S/0825/10/CAC Type: Conservation Area Consent Location: Units 7 8 And 10 Watsons Yard High Street Cottenham Cambridgeshire CB24 8RX Description: Demolition of outbuilding (extend time limit of implementation) Decision: Approved Decision Date: 09-07-2010</p>
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Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes
Is the site accessible?	Site accessed from High St (B1049).
Provide details of site's connectivity	

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	Old buildings have potential for bat roosts.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building 	Yes	Most of the site is within the Conservation Area (Policy CH/5)

<ul style="list-style-type: none"> • Known archaeology • Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is located in close proximity to town centre and services, open space and bus routes. Site is not within close proximity to cycle routes or indoor sports and leisure facilities.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	None		
Public Right of Way	No		
Existing social or community value (provide details)	Yes	Part of site is Fire Station; however, plans for the site will retain this use.	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ plateau/ steep gradient</p>	Flat
<p>Coalescence Development would result in neighbouring towns merging into one another.</p>	No

Scale and nature of development would be large enough to significantly change size and character of settlement	No
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3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	Site(s) suggested in NP; contact being established with landowner		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
	Please tick a box
The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	N/A
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is available; • Site is previously-developed land • Site is within a Conservation Area within the settlement boundary, so design must be sensitive

Site Assessment Proforma

General information

Site Reference / name	X6
Site Address (or brief description of broad location)	Co-operative supermarket, High Street, Cottenham
Current use	Supermarket and residential dwelling
Proposed use	Medical centre, retail/office and residential above
Gross area (Ha) Total area of the site in hectares	0.2
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Neighbourhood Plan Group

Context

<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Recent applications for external advertising, illuminated fascia sign and lighting;</p> <p>Reference: S/2033/11 Type: Full Planning Description: Installation of new shopfront including an automatic sliding entrance door, reroofing of existing building, rebuilding and addition of pitched roof to part of the rear of the building, and erection of enclosed plant area and covered bin store to the rear Decision: Approved Decision Date: 06-12-2011</p> <p>Reference: S/1863/11 Type: Householder Description: 2 Storey Extension Replacing a Single Storey Extension and Alterations Decision: Refused Decision Date: 20-12-2011</p>			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes
Is the site accessible? Provide details of site's connectivity	Site accessed from High St (B1049) and Denmark Road.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	There are trees present on or near the site boundary that could have potential for bat roosts.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	N/A	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Yes	Most of the site is within the Conservation Area (Policy CH/5)

Community facilities and services

Question	Assessment guidelines	Observations and comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Favourably located	<p>Observations and comments</p> <p>The site is located on Cottenham High Street, close to shops and services, public transport bus routes. The site is moderately located with respect to schools, health centres and open space and indoor sports and leisure facilities.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	None		
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Slopes gently to the south
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mr Paresh Pancholi - conditional on alternate site
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	Mr Paresh Pancholi - conditional on alternate site 5-10 dwellings		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Please tick a box	
The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	5-10 dwellings
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is available; • Site is previously-developed land • Site is within the settlement boundary

Site Assessment Proforma

General information

Site Reference / name	X13
Site Address (or brief description of broad location)	Units 1 and 2, Broad Lane Industrial Estate, Cottenham
Current use	Industrial units
Proposed use	Small mixed housing development
Gross area (Ha) Total area of the site in hectares	0.31
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Neighbourhood Plan Group

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	<p>Reference: S/1723/16/FL Type: Full Planning Description: Demolition of B8 Industrial Units and Erection of 9 Residential Dwellings Decision: Refused Decision Date: 26-08-2016</p> <p>Reference: S/1815/15/FL Type: Full Planning (Small Major) Description: Demolition of B8 Industrial Units and Erection of 10 dwellings Decision: Withdrawn Decision Date: 04-11-2015</p>			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access to site is at entrance to industrial park.
Is the site accessible? Provide details of site's connectivity	Site accessed from Broad Lane.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	No	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building 	No	

<ul style="list-style-type: none"> • Known archaeology • Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Moderately located</p>	<p>Observations and comments</p> <p>The site is moderately located with respect to all listed community facilities and services.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Unknown	Ecological mitigation could be undertaken following ecological assessment of site	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ plateau/ steep gradient</p>	Flat
<p>Coalescence: Development would result in neighbouring towns merging into one another.</p>	No

Scale and nature of development would be large enough to significantly change size and character of settlement	No
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3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes - the operational requirements of occupiers at the retained portion of the industrial estate have the potential to give rise to a 'bad neighbour' effect - likely to need some mitigation. However, Moores Court/Courtyard Way an existing nearby precedent.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?	9 dwellings (if residential site)		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity (estimated as development of 30 homes per ha):	9
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> It is unknown if the site is available, meaning it cannot be allocated at present Site is within settlement boundary, and in close proximity to community facilities and services; Site is within (and on edge of) industrial park. Consult with LPA on employment policies that might restrict change of use from business

Site Assessment Proforma

General information

Site Reference / name	X11
Site Address (or brief description of broad location)	Durman Stearn site, Hay Lane, Cottenham
Current use	Industrial
Proposed use	Office HQ, vehicle maintenance workshops, vehicle storage
Gross area (Ha) Total area of the site in hectares	1.5
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Submitted to the Neighbourhood Plan by landowner

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access is inadequate as Hay Lane may require upgrade to support the proposed development.
Is the site accessible? Provide details of site's connectivity	Site accessed from Hay Lane, and is located from 3.2km from the A10.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Yes	Site is within the Green Belt
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	No	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology 	No	

<ul style="list-style-type: none"> Locally listed building 		
Community facilities and services		
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>Observations and comments</p> <p>The site is poorly located with respect to all listed community facilities and services.</p>

Other key considerations			
Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	None		
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site being promoted by John Durman
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?	No		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	N/A
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is available; • Site is subject to Green Belt policy, meaning new development cannot be larger than existing structures; • Site is outside the settlement boundary, is isolated from the urban edge of the settlement, and is poorly located with respect to community facilities and services; • Site may require an upgrade to Hay Lane to support the proposed development.

Site Assessment Proforma

General information

Site Reference / name	X7
Site Address (or brief description of broad location)	Voland industrial site, Cottenham
Current use	Industrial
Proposed use	Office HQ, vehicle maintenance workshops, vehicle storage
Gross area (Ha) Total area of the site in hectares	5
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Submitted in NP "call for sites" by landowner

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Reference: S/1808/99/O Type: Full Planning Application Description: Five Bungalows (Renewal of Time Limited Permission S/0458/95/O) Decision: Approved Decision Date: 23-12-1999			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes
Is the site accessible? Provide details of site's connectivity	Site accessed from the Old Rectory Road (B1049).

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	The northern part of the site is open space.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	N/A	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology 	Yes	Site is adjacent to the Conservation Area.

<ul style="list-style-type: none"> Locally listed building 		
Community facilities and services		
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	<p>Observations and comments</p> <p>The site is poorly located with respect to the town centre, shops, services, recreation facilities and public transport options and green infrastructure.</p> <p>The site is located at the urban edge but within the settlement boundary.</p>

Other key considerations			
Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	None		
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics	
Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ plateau/ steep gradient</p>	Flat
<p>Coalescence: Development would result in neighbouring towns merging into one another.</p>	No
<p>Scale and nature of development would be large enough to significantly change size and character of settlement</p>	No

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5
Any other comments?	No		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Please tick a box	
The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity (estimated as a development of 30 homes per Ha):	N/A
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is available • Site is previously developed land • Site is within the settlement boundary, however poorly located with respect to community facilities and services.

