

Strategic Housing and Economic Land Availability Assessment

Call for Sites and Broad Locations

Response Form 2019



Guidance

Cambridge City Council and South Cambridgeshire District Council are starting work on a new joint Greater Cambridge Local Plan to provide a sustainable vision for the future of the area. This includes planning for new housing and economic development to meet our needs and protect and enhance our environment. An early step in the plan preparation process is to gather information on what land is available and suitable for development. As part of this work we are seeking your input through this 'call for sites' consultation.

This response form may be used to put forward potential sites and broad locations for housing or economic development across the Greater Cambridge Local Plan area which is made up of the administrative districts of Cambridge and South Cambridgeshire. An understanding of land availability for development across Greater Cambridge will ensure that the new Local Plan allocates enough land in appropriate locations to meet identified needs. A Strategic Housing Land Availability Assessment (SHELAA) will be prepared to help the Councils choose the right sites from a large number of potential alternatives having assessed their suitability, availability and achievability.

Please complete a separate form for each site being submitted for consideration. For sites to be considered all of the form must be completed.

Housing development includes market housing for sale, affordable housing (including entry level exception sites), housing for rent, student housing, housing for people with disabilities, housing for people receiving care, service family housing, sites for travellers and travelling showpeople, and sites for people wishing to commission or build their own homes. It does NOT however include sites intended for the provision of rural exception site housing.

Economic development includes development for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses. It does NOT include retail, hotels, leisure or recreation development.

Only submit sites and broad locations that are capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 square metres of floor space) and above.

If you need assistance completing the form contact the Planning Policy Team at Planningpolicy@scambs.gov.uk or Planningpolicy@cambridge.gov.uk or call us on 01954 713183.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 25 MARCH 2019

Wherever possible the Call for Sites form should be completed online at:
<http://cambridge.jdi-consult.net/localplan/>

If you do not have access to the internet, **you can submit forms by:**

Email: (using the above email addresses), or by **post** to:

South Cambridgeshire District Council
Call for Sites Consultation,
Planning Policy Team,
South Cambridgeshire District Council,
Cambourne Business Park, Cambourne,
Cambridge, CB23 6EA

Cambridge City Council
Call for Sites Consultation,
Planning Policy Team,
Planning Services,
Cambridge City Council PO Box 700,
Cambridge, CB1 0JH

For more information about the call for sites see our webpages at:

www.scambs.gov.uk/qclpcallforsites and www.cambridge.gov.uk/qclpcallforsites

Data Protection

We will treat your data in accordance with our Privacy Notices: www.scambs.gov.uk/planning-policy-privacy-notice/ and <https://www.cambridge.gov.uk/planning-policy-consultations-and-notifications-privacy-notice>. Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the SHELAA and the Greater Cambridge Local Plan. Please note that all responses will be available for public inspection, cannot be treated as confidential. Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

The Councils are not allowed to automatically notify you of future consultations unless you 'opt-in'.

Do you wish to be kept informed of future stages of the SHELAA and the Greater Cambridge Local Plan?

Please tick: Yes No

Disclaimer

The assessment of potential housing and employment sites through the Strategic Housing and Economic Land Availability Assessment process and the identification of sites with the potential for development does not indicate that planning permission will be granted for development, or that the sites(s) will be allocated for development in the Greater Cambridge Local Plan (GCLP). The SHELAA will be an important evidence source to inform future plan making but it will be for the GCLP to determine which sites are most suitable to meet identified needs.

For office use only
Response number:

Date received:

A - Contact Details

Name: [REDACTED]	Agent's name: Ben Pridgeon
Name of organisation: The R.J. Driver Trust (if applicable)	Name of Agent's organisation: Cheffins (if applicable)
Address: c/o agent	Agent's Address: Clifton House 1-2 Clifton Road CAMBRIDGE
Postcode:	Postcode: CB1 7EA
Email:	Email: [REDACTED]
Tel:	Tel: [REDACTED]

Signature:	Date: 19 March 2019
<i>If you are submitting the form electronically, no signature is required.</i>	

B - Your status

Status (please tick all that apply):	
<input type="checkbox"/> Landowner	<input type="checkbox"/> Developer
<input type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input checked="" type="checkbox"/> Planning Consultant	<input type="checkbox"/> Other, please indicate:

C - Land Ownership

If you are not the landowner, please provide the details of all landowners:

(If there are more than two landowners please provide the contact details of the additional landowners on a separate sheet)

LANDOWNER 1:		
Title:	First Name:	Last Name:
Organisation (if applicable): Trustees of the R.J. Driver Trust		
Address: c/o agent		

Postcode:	Telephone Number:	
Email:		
LANDOWNER 2:		
Title:	First Name:	Last Name:
Organisation (if applicable):		
Address:		
Postcode:	Telephone Number:	
Email:		

If you are not the landowner, please confirm the landowner(s) has been informed of this submission:	<input checked="" type="checkbox"/> Yes	
	<input type="checkbox"/> No	
Does the landowner(s) support the submission? If yes, please provide evidence of their support e.g. a letter.	<input checked="" type="checkbox"/> Yes	
	<input type="checkbox"/> No	
	<input type="checkbox"/> Don't know	
Are there any issues that would prevent officers of the Council undertaking a site visit unaccompanied? A site visit may be required to enable a full assessment of the site. Site visits will be conducted unaccompanied wherever possible.	<input type="checkbox"/> Yes	
	<input checked="" type="checkbox"/> No	
If necessary, please provide details of the person to be contacted to arrange access to the site or for an accompanied site visit:		
Title: Mr	First Name: Ben	Last Name: Pridgeon
Organisation (if applicable): Cheffins		
Address: 1-2 Clifton Road, Cambridge		
Postcode: CB1 7EA	Telephone Number: [REDACTED]	
Email: [REDACTED]		

D - Site details

SITE DETAILS
Site location, address and post code: Land to east of Huddleston Way, Sawston
Site Area: 10.66 in hectares
Site Map: Provide a location map clearly showing site boundaries and land ownership. The site to be edged in red and include all land necessary for the proposed development. Any other land in the same ownership close to or adjoining the site to be edged in blue.
WITHOUT A MAP WE WILL NOT BE ABLE TO CONSIDER THE SITE

E - Current and recent land uses

CURRENT AND MOST RECENT USE	
What is the current use of the site?	Agricultural land
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	Not applicable
Please provide details of any relevant historic planning applications including application number if known	Not applicable
Is the site previously developed land, greenfield or a mixture?	Greenfield land

F - Proposed future uses

Description of your proposed development:	Erection of approximately 238 dwellings to include access, public open space and landscaping
Please indicate which of these uses you consider suitable for the future use of the site or broad location:	
Use	Yes or No
Market and affordable housing	Yes
Key worker housing	
Older persons housing	
Residential care home	
Student accommodation	

Custom or self build housing	Yes
Other forms of housing (please specify)	
Gypsy and traveller pitch	
Travelling showpeople pitch	
Employment (B1) office	
Employment (B1b) research and development	
Employment (B1c) light industrial	
Employment (B2) general industrial	
Employment (B8) storage and distribution	
Employment (other)	
What accompanying uses are you proposing:	
Schools and education	
Public open space	Yes
Community facilities	
Recreation and leisure	
Healthcare	
Hotel	
Retail	
Other	
Please describe any benefits to the local area that the development could provide:	See accompanying statement
Please provide and explain your estimate of the potential number of residential units of all types and / or potential employment floor space in square meters that can be accommodated:	See accompanying statement

G - Suitability – site features and constraints

Site features and constraints

<p>Are you aware of any physical or environmental or other limitations which may constrain development of the site? If so, describe the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development:</p>	<p>Proposed mitigation (please attach any available evidence such as studies or surveys)</p>
<p>Site access Is there a current means of vehicular access to the site from the public highway and does this access need to be improved or an additional access created to enable development?</p> <p>Yes: <input checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details: Through the site allocation to the north - See accompanying statement</p> <p>(Indicate the location of the access on the site map)</p>	
<p>Physical constraints Are there any slopes, significant changes in ground levels or unstable ground on the site which could constrain its development in whole or part?</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input checked="" type="checkbox"/></p> <p>Details: See accompanying statement</p>	
<p>Environmental constraints Is the site affected by flood risk, drainage, contamination, biodiversity, heritage or other constraint or risk which could constrain its development in whole or part?</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input checked="" type="checkbox"/></p> <p>Details: See accompanying statement</p>	

<p>Infrastructure Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development? (mains water supply, mains sewerage, electricity supply, gas supply, broadband internet).</p> <p>Is the site crossed or adjacent to a key utility such as a pipeline or by pylons? (Indicate the location of the constraint on a map).</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input checked="" type="checkbox"/></p> <p>Details: See accompanying statement</p>	
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H - Availability

When could the site become available for development?	Available now	Next 5 years	Next 6-10 years	10+ years
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please give your reasons:	The site is within the ownership of the promoter - See accompanying statement			
Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:	<input type="checkbox"/> Site owned by a developer <input type="checkbox"/> Site is being marketed <input type="checkbox"/> Site is under option by a developer <input checked="" type="checkbox"/> Enquiries received <input type="checkbox"/> None <input type="checkbox"/> Don't know			
In your opinion, what is the market attractiveness of the site at the current time?	Very good - See accompanying statement			
Are there any legal / land ownership constraints on the site that might prohibit or delay development (such as ransom strips, unresolved multiple ownerships, covenants or long tenancies)	None known - See accompanying statement			
If the site has been allocated for development in previous Local Plans and remains undeveloped or has a record of unimplemented planning permissions please provide the reasons why.	Not applicable - See accompanying statement			

I - Deliverability

<p>Please indicate the likely year when the proposed development will begin to deliver completed buildings, and the year when the development is likely to be completed.</p>	<p>Start of delivery: 2020</p> <p>Completed development: 2025</p> <p>Development period in years: 05</p>
<p>To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site? (such as site preparation costs, infrastructure costs, demolition or ground conditions)..</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>
<p>How could any issues be overcome?</p>	<p>Not applicable</p>

J - Viability

<p>Do you consider that the site is currently viable for its proposed development taking into account any and all current planning policy considerations and known development costs associated with the site?</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
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K - Supporting evidence

<p>Is there any other factual information regarding the site that we should be aware of?</p>
<p>No - See accompanying statement</p>

Guidance Notes

A	Contact details	Please include details of the person who should be the main contact regarding the site if we have any queries.
C	Land ownership	If there are multiple owners provide details for them all on attached sheets.
D	Site details	Make sure that we can accurately locate the site and understand its boundaries. Do not assume we have as much local knowledge as you do.
F	Proposed future uses	If you have any evidence or studies to support your use preferences and site capacity estimates please provide a copy as an attachment.
G	Suitability	It would be helpful if you could provide details of proposed mitigations to overcome identified constraints.
H	Availability	Only select 'available now' if the site is vacant and unused and has no constraints on its development.

I	Deliverability	Please be as realistic as possible when estimating when development can start and be completed.
J	Viability	If you have any evidence or studies regarding the viability of the site please provide a copy as an attachment.

Ben Pridgeon

From: Ian Smith
Sent: 19 February 2019 10:13
To: Ben Pridgeon
Subject: FW: RJ DRIVER RETAINED LAND

IAN SMITH BA, BPI, MRTPI, C Env
Director of Planning

T [REDACTED] M [REDACTED] F [REDACTED]

cheffins.co.uk

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Cheffins Planning & Development
Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA
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From [REDACTED]
Sent: 01 February 2019 09:20
To: Ian Smith [REDACTED]
Subject: RJ DRIVER RETAINED LAND

Dear Ian

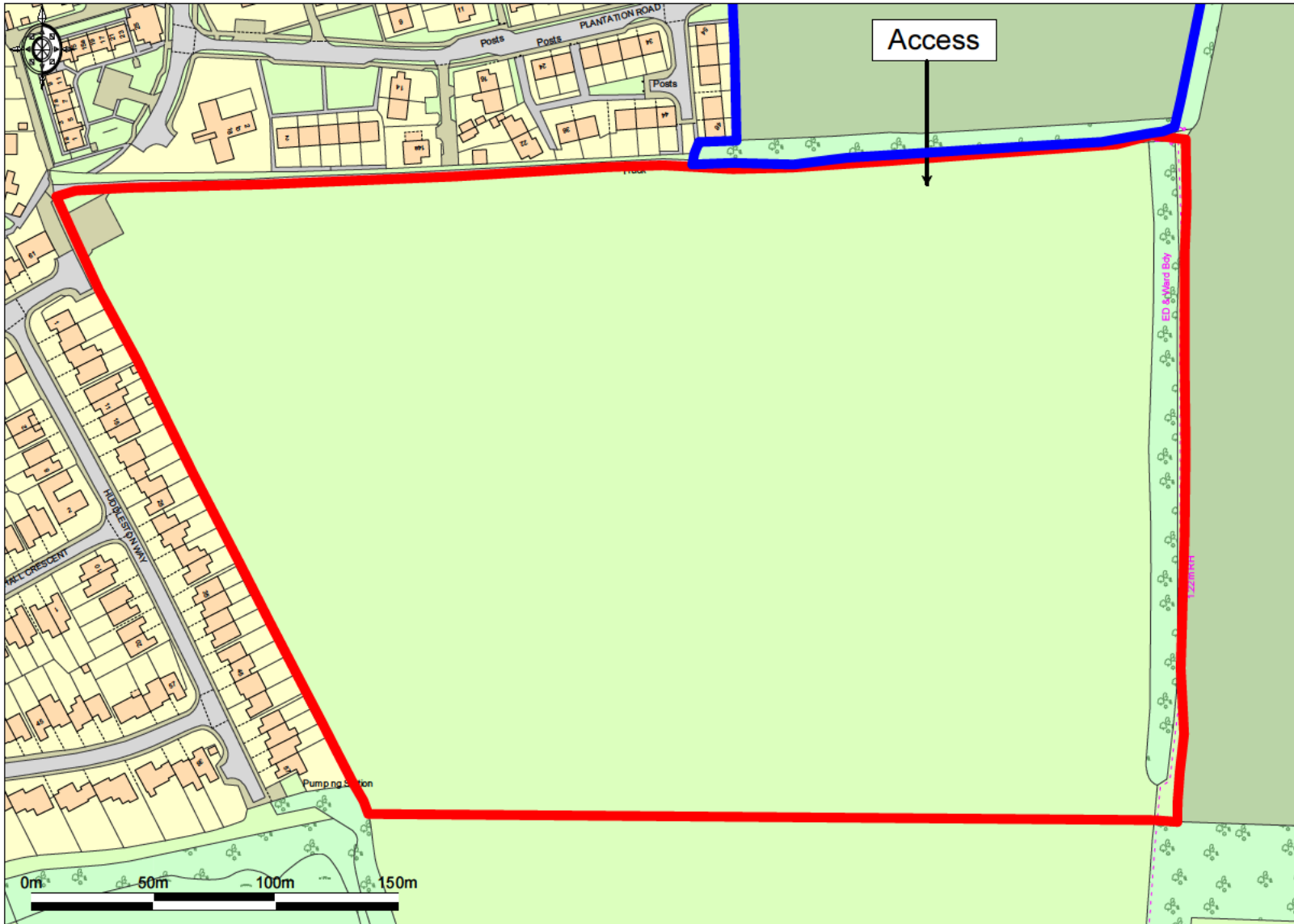
We sent a letter out to the beneficiaries request their instructions and they would like for you to promote the retained land.

Regards

[REDACTED]

Sent from [Mail](#) for Windows 10

This email has been scanned for spam & viruses. If you believe this email should have been stopped by Cheffins email filters, [click here](#) to report it.



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Cambridge Planning, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA
T 01223 271997 E planning@cheffins.co.uk F 01223 271961
cheffins.co.uk

Date: 19 March 2019

By email:
planningpolicy@scamb.gov.uk

Reference: 019 12

Dear Sir/Madam,

LAND EAST OF HUDDLESTON WAY: REPRESENTATION ON BEHALF OF R.J. DRIVER TRUST

Introduction

This Statement has been prepared by Cheffins on behalf of the R.J. Driver Trust to promote land to the east of Huddleston Way, Sawston in the Council's call for sites consultation. This is with a view to gaining an allocation for residential development in the emerging Greater Cambridge Local Plan. The location of the site is shown on the site location plan, which accompanies this representation.

Existing allocation

Land immediately to the north of the site is allocated for residential development in the adopted Local Plan. This is allocated under Policy H/1(c) which allocates 11.64 hectares of land for approximately 260 dwellings. As specified by Policy H/1(c) any development at the site would need to deliver the following:

- Contribution to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston;
- A contribution to any necessary additional capacity in local schools and/or the provision of land to enable the expansion of Icknield Primary School;
- Creation of a significant landscape buffer along the eastern and southern boundary of the site where it adjoins farmland to provide a soft green village edge;
- Vehicular access from Babraham Road only, but to include additional cycle and pedestrian links into Sawston along the western boundary of the site including to The Green Road, Church Lane and Plantation Road;
- To come forward as a single proposal in a comprehensive scheme.

A planning application for residential development at the site is currently under preparation and is due to be submitted to the Council in 2019.

An extract plan from the adopted Local Plan, showing allocation H/1(c) is attached to this document.

Section C: Land ownership

The site is solely owned by the R.J. Driver Trust. The Trust also has an interest in the land immediately to the north, which is allocated for residential development under Policy H1/(c). This allocation is jointly owned by the Trustees of RJ Driver Trust, the Wards Charity and the John Huntingdon's Charity.

The planning application at allocation H/1(c) is being designed in order that the land subject to this representation can be delivered it would effectively be an additional phase to that development. This means that access and services/utilities could be taken through that development and could be constructed to appropriate standards.

Section D: Site details

The site is located to the east of Huddleston Way, Sawston and to the south of the land allocated for residential development by Policy H1/(c) of the adopted Local Plan. The location of the site is shown on the site location plan, which accompanies this representation.

Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd,
W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd

The site comprises 10.66 hectares of agricultural land.

The site is located in the Cambridge Green Belt and any allocation for residential use at the site would have the effect of removing the site from the Green Belt.

Section E: Recent and current land uses

The site comprises agricultural/greenfield land.

Section F: Proposed future uses

The site is being promoted for residential use, to include an appropriate provision of affordable housing and self-build plots. This use would include land for access/roads, landscaping and public open space.

The benefits of the proposed development are wide-ranging and will promote the social, economic and environmental objectives of the National Planning Policy Framework. The site is located in a highly sustainable location, adjacent to existing services and facilities and will seek to promote the delivery of housing and continued economic growth in the region.

Site capacity

We consider that the site has capacity for approximately 238 dwellings, based on the methodology and assumptions outlined below.

Policy H/1(c) allocates 260 dwellings over an area of 11.64 hectares of land, which gives a density of 22.33 dwellings per hectare (260/11.64). We consider this density to be appropriate for an edge of village location. Based on this density and the site area (10.66 hectares) we consider that the site could accommodate approximately 238 dwellings (10.66 x 22.33). This would be a net density and would allow for infrastructure such as access, landscaping, open space and any necessary mitigation measures. We suggest that any planning policy which relates to residential allocation at the site makes it clear that this is an indicative capacity and that this capacity should be informed by a masterplanning exercise.

Section G: Suitability Site features and constraints

There are no significant constraints at the site, which could prevent residential development at the site being delivered. We have outlined other constraints which may need to be considered when developing the site.

Promotion history

The site was promoted in the Council's call for sites and Issues and Options consultation in 2012-2013. The extent of that promotion included allocation H/1(c) as well as the site subject to this promotion. That site comprised approximately 17.21 hectares and was promoted for "306 dwellings with public open space and a local centre for small scale community uses such as a doctor's surgery and shops". However, in the adopted Local Plan, only the northern part of the site was included as an allocation for residential development. The remaining part of the site (the site subject to this promotion) was excluded. This document therefore promotes the remaining part of the site to the Council with a view to gaining an allocation for residential development.

We have reviewed the Strategic Housing Land Availability Assessment (SHLAA) associated with the emerging Local Plan, published in 2012. This document considered the 17.21 hectares of land promoted

Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd

to it at the time, which was known as site 178 (Land east of Sawston) and site 258 (Land south of Babraham Road). This document is attached to this representation.

The SHLAA assessment for site 178 concluded that *"The site is potentially capable of providing residential development taking account of site factors and constraints including avoiding undue intensified use of Church Lane, and the creation of soft green village edges to the east and south."* In respect of economic viability, the site was classified as 'Viability category 1 (most viable)'. In addition, the assessment concluded that:

"Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of on-site facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments. In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward)."

This is a very positive assessment by the Council and we consider that this view weights heavily in favour of residential development at the site.

The SHLAA assessment includes a comparative table of all sites promoted to it, in Sawston. It is clear from this table, that of all the sites promoted, site 178 scored well on its sustainability criteria and other matters such as impact on the countryside and townscape etc. Of a total of eleven sites in Sawston promoted to the Council only two sites achieved a 'green' allocation for 'sustainable development potential'. This included site 178 and site 258. Site 258 and part of site 178 were subsequently included in allocation H/1(c).

If allocated, the site subject to this promotion would equate to that promoted in 2012 as site 178 and 258 and the entire area would be subject to residential allocation/development. The Council has essentially addressed this outcome through the 2012 SHLAA assessment and has concluded that development of the entire site would be broadly acceptable. We see no reason why these conclusions would have changed in the intervening time.

Access

Vehicular access to/from the site would be taken from Babraham Road, through the land subject to allocation H/1(c) which is within the ownership/control of the promoter and is currently subject to a planning application. As part of this application a 'joined up' approach is being taken to providing access through allocation H/1(c). Vehicular access could also be gained from the eastern end of Church Lane, to the west of the site. Pedestrian/cycle links could be made to/from Church Lane, the footpath to the north and through the development subject to allocation H/1(c).

Biodiversity

The site is an arable field and in itself, does not appear to have any biodiversity value. This would be subject to an assessment as part of any planning application and any development at the site would have the potential to enhance biodiversity at and adjacent to the site.

Contaminated land

The site comprises greenfield land, which is unlikely to be contaminated.

Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd

Flood risk and drainage

The site is in Flood Zone, which is at the lowest risk of flooding. As such, residential development is appropriate in this location. Any planning application would be accompanied by a Drainage Strategy which would outline how surface and foul water would be managed.

Heritage

The site is not located adjacent to any heritage assets, including Listed buildings or conservation areas, which could restrict the scope and extent of development at the site. Any development at the site may need to be accompanied by an archaeological assessment, but there is no reason to believe that this could limit or prevent development at the site.

Landscape impact

The site is well defined on its north, east and western boundaries by existing hedgerows/rear gardens of adjacent dwellings. The southern boundary cuts across an open field, but it follows the alignment of St. Mary's Road and results in the logical 'rounding off' of the built form of Sawston and what would become the defined development framework for the village. We assume that any land outside any new allocation to the west and south would remain in the Green Belt. As with Policy H/1(c) any development at the site could ensure that the openness of the Green belt is preserved. This could be achieved through the retention of existing boundaries, landscaping and the positioning of public open space on the periphery of the site.

To the south of the site, longer distance views over the site are obscured by a thick tree belt, woodland and planting, including that associated with Sawston Hall, which is Grade I Listed. This means that development at the site would have limited impact on that heritage asset or its setting.

Services and utilities

The site is located adjacent to the existing development framework for Sawston and it is considered that connections can be made to existing services including electricity, gas, sewerage, telecommunications and water. The site is not crossed by pylons/telegraph poles and we do not believe that the site is crossed by a pipeline or similar.

Public rights of way

There is a public right of way which runs from Church Lane along the northern boundary of the site (footpath 196/14). This footpath appears to be part of allocation H/1(c), which contains a 'swathe of red' along its southern boundary. Nevertheless, it is not anticipated that development at the site would impact on the footpath as it could be accommodated within a public open space along the northern perimeter of the site. This would allow the existing hedgerow to be maintained/enhanced. This is a logical approach as the site specifications associated with allocation H/1(c) require the creation of a significant landscape buffer along the eastern and southern boundary of the site. This could be combined with public open space along the northern perimeter of the site subject to this promotion.

Topography

The site is flat with no significant changes in levels. This means that development would not be prevented in whole or part.

Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd

Section H: Availability

The site is within the sole ownership of the R.J. Driver Trust which is actively promoting it for residential development. Therefore, it is available for development now.

We consider that Sawston is an attractive place to live and has a buoyant housing market. As such, we consider that a developer could easily be found to deliver the site.

We are not aware of any legal constraints which could delay or prohibit development.

The site was promoted for development in the previous Local Plan but was not included. However, the site was assessed as part of a wider site, part of which now forms allocation H/1(c). The wider site scored well in terms of its sustainability criteria, when assessed in the SHLAA process in 2012. As such, it is considered that location and nature of the site lends itself to residential development.

Section I: Deliverability

The site is within the sole ownership of the promoter and it is considered that development at the site could be delivered within five years. The site is greenfield land and there are no constraints at the site which could prohibit delivery within this time period. The SHLAA assessment confirms that the site is viable and deliverable and there is no reason that this conclusion would have changed in the intervening time.

Section J: Viability

Given the character and nature of the site, we do not consider that there would be any issues associated with viability or deliverability of the site.

Section K: Supporting evidence

We have attached the following plans/documents to this representation, which we trust will inform the assessment of the site's suitability for development:

1. Site location plan Land subject to this representation;
2. Extract plan from adopted Local Plan, showing allocation H/1(c);
3. Site constraints plan (produced from the Council's online mapping);
4. Flood Zone map;
5. Historic SHLAA assessment document for sites 178, 258 and other sites in Sawston.

Conclusion

We consider that the site is suitable for residential development that can be delivered within five years. It is a logical extension to allocation H/1(c) which is within ownership/control of the promoter. The planning application for allocation H/1(c) will ensure that access/services can be delivered to the site. We therefore commend this representation to the Council.

Please do not hesitate to contact us if you have any questions or would like to discuss this representation further.

Yours sincerely,

Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd

Ben Pridgeon MRTPI
Associate
For and on behalf of Cheffins

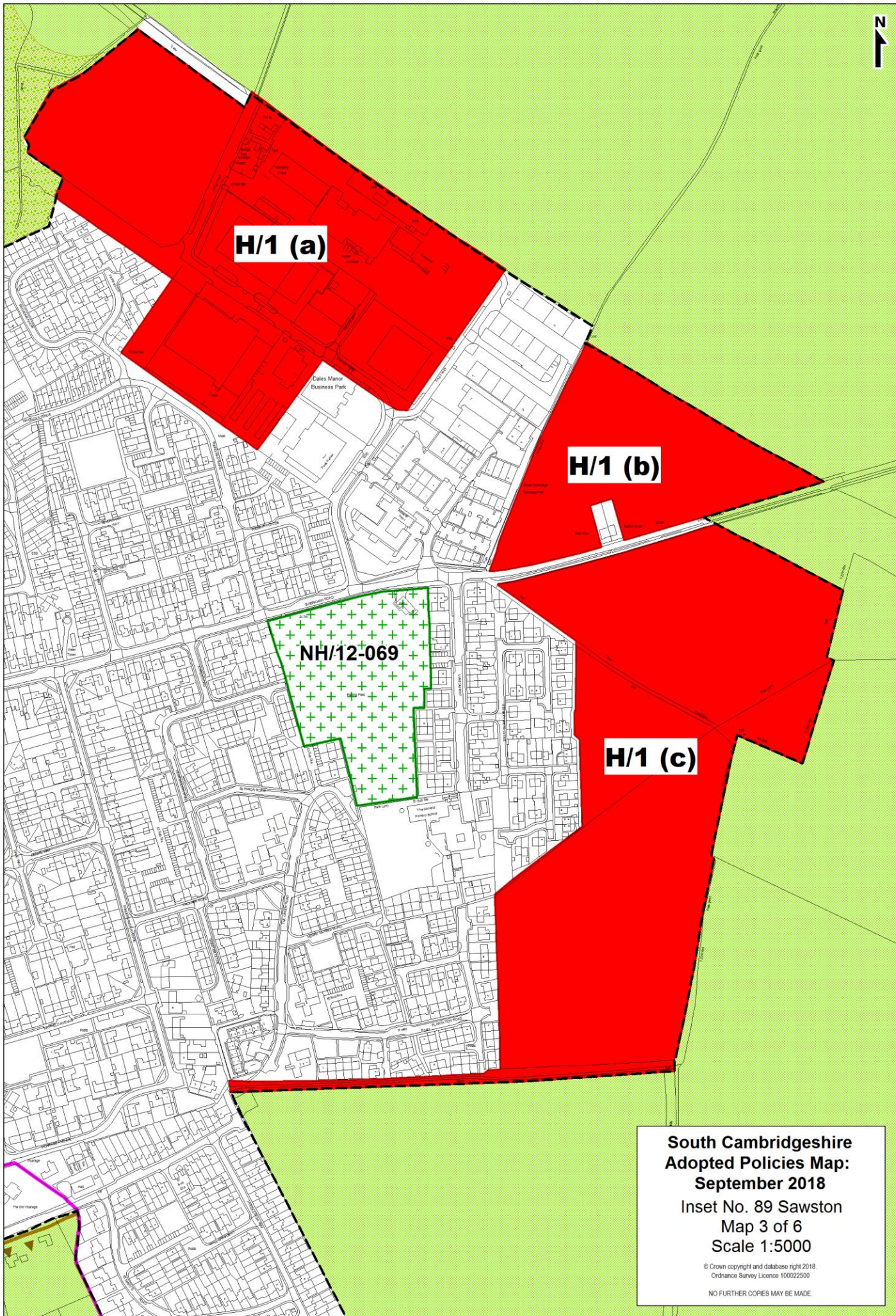
Partners:

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W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell King Ltd



Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | Sutton | London





H/1 (a)

Dales Manor
Business Park

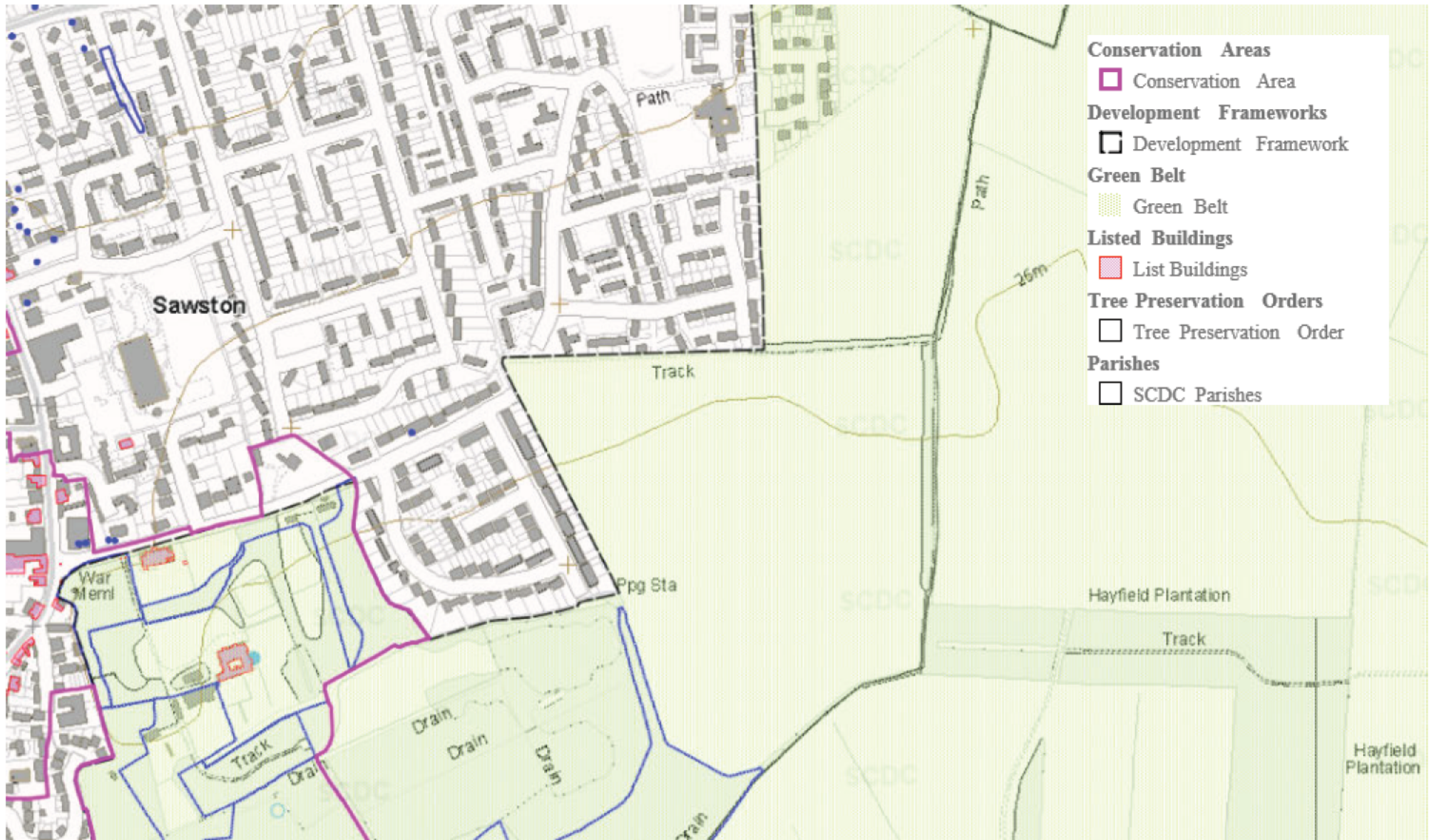
H/1 (b)

NH/12-069

H/1 (c)

**South Cambridgeshire
Adopted Policies Map:
September 2018**
Inset No. 89 Sawston
Map 3 of 6
Scale 1:5000

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- Conservation Areas**
- Conservation Area
- Development Frameworks**
- Development Framework
- Green Belt**
- Green Belt
- Listed Buildings**
- List Buildings
- Tree Preservation Orders**
- Tree Preservation Order
- Parishes**
- SCDC Parishes



100 m

Flood map for planning

Your reference
Sawston

Location (easting/northing)
549481/249415

Created
7 Feb 2019 3:51

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

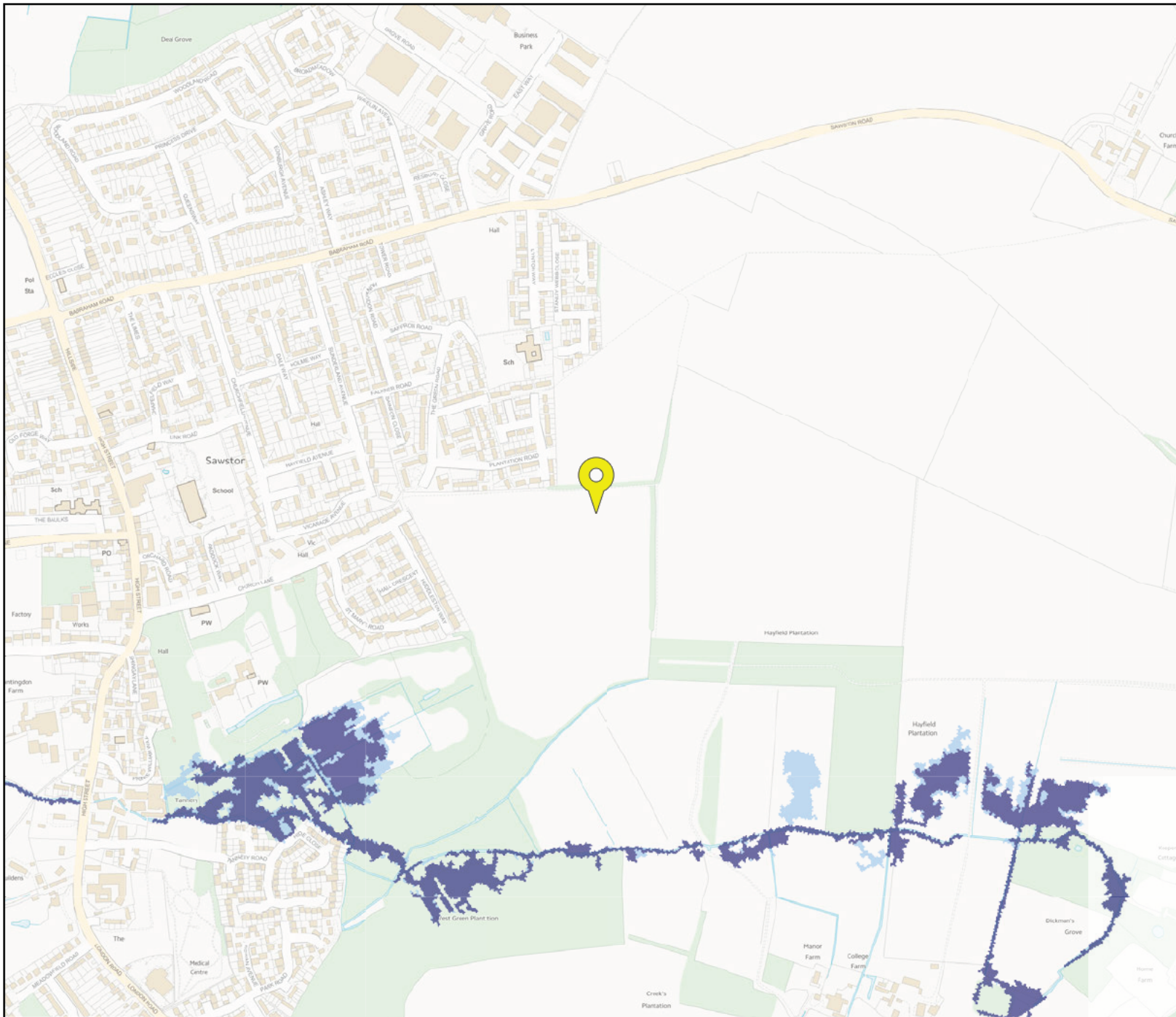
Flood map for planning







Your reference
Sawston

Location (easting/northing)
549481/249415

Scale
1:10000

Created
7 Feb 2019 3:51



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 100 200 300m

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

Location	Sawston
Site name / address	Land east of Sawston.
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	306 dwellings with public open space and a local centre for small scale community uses such as a doctors surgery and shops
Site area (hectares)	17.21 hectares
Site Number	178
Site description & context	The site is formed from a large arable field to the north bounded by houses to the west and partially to the north, and hedges to the west and south, and by the northern part of a field to the south bounded by housing to the west and north, a strong hedge line to the east and the remainder of the field to the south. The grounds of Sawston Hall lie to the south east of the site. Adjoins site 258. The site is located close to the Icknield Primary School.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	In 2002 a planning application for 36 affordable dwellings on the north west corner of the site was withdrawn.
Source of site	Site suggested through call for sites.

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Development of the site would have an adverse impact on Green Belt purposes and functions. It would slightly reduce the separation between Sawston and Babraham, and have a detrimental impact upon the setting, scale and character of Sawston by increasing the footprint of the village out into the open rural countryside, by the loss of the wide views down into the village from the east, and by causing a loss of rural character.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • SSSI – Sawston Hall Meadows SSSI adjacent at south west corner of the site • Historic Park and Gardens – Sawston Hall Historic Park and Garden adjacent at south west corner of the site. • Listed Buildings – Sawston Hall Grade 1, a late medieval manor house rebuilt between 1557 to 1584. Site adjoins grounds of the hall at its south west corner. The hall lies approximately 400 metres away across the hall grounds which consist of woods and parkland. It is unlikely to be visible from the hall due to intervening woodland, hedges and housing development. Further analysis may reveal that the southern boundary of the site should retreat to the north to ensure the protection of the setting of the hall.
Tier 1 conclusion:	<p>Arable fields to the east of the village, in places bounded by hedges except to the south, with residential to the west. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Maintains and enhances the quality of Cambridge's setting • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Further analysis may reveal that the southern boundary of the site should retreat to the north to ensure the protection of the setting of Sawston Hall.</p>
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings - Within setting of group at Sawston Hall (Grade I) but well screened by trees, albeit mainly unprotected (beyond Registered Park & Garden). Some effect on long views towards group and potential effect due to increased traffic and intensification of Church Lane. • Non-statutory archaeological site - The site is located to the east of the historic village core, close to the grounds of Sawston Hall. Enclosures of prehistoric date are known to the north and west. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Public Rights of Way. 2 PROW cross the site. The first crosses the site to the north east corner extending into site 258 (ref 196/12). The second crosses the site horizontally at its mid point and forms part of the eastern boundary of the site (ref 196/14). • Presence of protected species - No significant biodiversity impact is thought to arise as a result of development at this site. Strong opportunities for habitat linkage/enhancement/restoration (new woodland, new hedges and wildflower planting). • Agricultural land of high grade – Northern half of site grade 2
Physical considerations?	<ul style="list-style-type: none"> • Majority of site within Ground Water Source Protection Zone 2, northern part of site within SPZ 3.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) describes Sawston as set in a low lying area of gently undulating landscape bordered by the floodplain of rivers to the west. Much of the floodplain is used as pasture with small enclosed fields and paddocks. Sawston Hall parkland and plantations to the south provide a strongly wooded setting to the south. To the north the landscape opens up with large flat arable fields with wide views across open farmland. Harsh but well defined village edge to the east, to the north and south of Babraham Road.</p> <p>Wide views down to the village across the site exist towards a well defined but harsh edge with a housing estate visible on the village edge. Abrupt urban edge to the village.</p> <p>Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. The southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here. The southern boundary of built development will</p>

	need to be set back from the southern site boundary to enable this.
Can any issues be mitigated?	Yes, strong opportunities for habitat linkage/enhancement/restoration (new woodland, new hedges and wildflower planting). Access arrangements could avoid placing undue reliance on access to and from Church Lane. Development would be possible subject to landscape screening and a need to consider setting of Sawston Hall.

Infrastructure	
Highways access?	<p>The Highways Authority comment that the existing access link to the public highway is unsuitable to serve the number of units that are being proposed.</p> <p>Access to the site could also be via a new junction to Babraham Road to also serve site 258. Further to the south additional access could be gained via Church Lane and The Green Road.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to require local and upstream reinforcement • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge Distribution Zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or a new storage reservoir, tower or booster plus associated mains. • Gas – Sawston has a gas supply. • Mains sewerage - There is sufficient capacity at the Sawston WWTW works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA has been prepared. There are no known drainage issues.
School capacity?	Sawston has two primary schools with a PAN of 70 and school capacity of 490, and lies within the catchment of Sawston Village College with a PAN of 230 and school capacity of 1,150 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 31 surplus primary places in Sawston taking account of planned development in Sawston, and a small deficit of 25 secondary places taking account of planned development across the village college catchment area.

	<p>The development of this site for 306 dwellings could generate a need for early years places, 107 primary school places and 77 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools. The site lies in close proximity to the Icknield Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.</p>
Health facilities capacity?	Medical practice and pharmacy in Sawston with spare capacity.
Any other issues?	To include public open space and roads. A local centre could include small scale community facilities such as doctors surgery and shops.
Can issues be mitigated?	Yes, the sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools. The site lies in close proximity to the Icknield Primary School and could potentially provide additional playing fields for that school if it were to be acceptable to expand that school on its existing site.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	8.61 ha
Site capacity	344 dwellings
Density	40 dph net

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints including avoiding undue intensified use of Church Lane, and the creation of soft green village edges to the east and south. This does not include a judgement on whether the site is suitable for residential development

	in planning policy terms, which will be for the separate plan making process.
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Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner, no constraints.
Legal constraints?	None.
Is there market interest in the site?	The site has not been marketed, but there has been much developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No identified issues
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning</p>

	<p>authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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Site Assessment Conclusion
Site potentially suitable for development. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Site No. Site 178
Address Land east of Sawston
Location Sawston
Category of site Rural Centre
Site area 17.21

Theme	Sustainability Objective	Decision Making Criteria	Score	Notes
Land & Soil Resources	Minimise the irreversible loss of undeveloped land, economic mineral reserves, and productive agricultural holdings and the degradation / loss of soils	Will it use land that has been previously developed?	0	No previously developed land.
		Will it use land efficiently?		
		Will it protect and enhance the best and most versatile agricultural land?	-	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - part of site Grade 2.
		Will it avoid the sterilisation of economic mineral reserves? Will it minimise the degradation/loss of soils due to new development?	0	Site not within an area designated in the Minerals and Waste LDF.
	Minimise waste production and support the reuse and recycling of waste products	Will it encourage reduction in household waste, and increase waste recovery and recycling?		
Air Quality and Environmental Pollution	Improve air quality and minimise or mitigate against sources of environmental pollution	Will it maintain or improve air quality?	0	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
		Minimise, and where possible improve on, unacceptable levels of noise, light pollution, odour and vibration?	0	Development compatible with neighbouring uses.
		Will it minimise, and where possible address, land contamination?	0	Development not on land likely to be contaminated.
		Will it protect and where possible enhance the quality of the water environment?	0	Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process and will mitigate any impact on groundwater.
Biodiversity	Avoid damage to designated sites and protected species	Will it conserve protected species and protect sites designated for nature conservation interest and geodiversity?	0	No impact on protected sites and species (or impacts could be mitigated).
	Maintain and enhance the range and viability of characteristic habitats and species	Will it reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan Targets)?	+	Minor positive impact as there are some opportunities for enhancement through the provision of treebelts and hedgerows.
	Improve opportunities for people to access and appreciate wildlife and green spaces	Will it improve access to wildlife and green spaces, through delivery and access to green infrastructure?	0	Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.

Landscape, Townscape and Cultural Heritage	Maintain and enhance the diversity and distinctiveness of landscape and townscape character	Will it maintain and enhance the diversity and distinctiveness of landscape character?	0/+	Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Loss of land in Green Belt would have an adverse impact on Green Belt purposes. Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site would have the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. The southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here.
		Will it maintain and enhance the diversity and distinctiveness of townscape character?	0	Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins estate housing to the west.
	Avoid damage to areas and sites designated for their historic interest, and protect their settings.	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	0/-	Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms part of the wider setting of Sawston Hall albeit well screened by trees. new woodland plantation to southern boundary would help mitigate this impact. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
	Create places, spaces and buildings that work well, wear well and look good	Will it lead to developments built to a high standard of design and good place making that reflects local character?		
Climate Change	Minimise impacts on climate change (including greenhouse gas emissions)	Will it support the use of renewable energy resources?	0	Standard requirements for renewables would apply.
		Will it promote energy efficiency?		
	Reduce vulnerability to future climate change effects	Will it minimise contributions to climate change through sustainable construction practices?		
		Will it minimise risk to people and property from flooding, and incorporate sustainable drainage measures?	0	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
		Will it minimise the likely impacts of climate change on the development through appropriate design?		
	Will it use water in a sustainable manner, and enable and encourage high levels of water efficiency?			
Health	Maintain and enhance human health	Will it promote good health, encourage healthy lifestyles, and reduce health inequalities?		
	Reduce and prevent crime and reduce fear of crime	Will it reduce actual levels of crime, and will it reduce fear of crime?		
	Improve the quantity and quality of publically accessible open space.	Will it increase the quantity and quality of publically accessible open space?	+	Development would deliver significant new public open space. Proposed 6.8 hectares for open space uses.

Inclusive Communities - Housing	Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of housing types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community?		
		Will it provide for housing for the ageing population?		
		Will it provide for the housing accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0	No effect on pitch or plot provision.
Inclusive Communities - Redressing Inequalities and Involving the community	Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve accessibility to key local services and facilities, including health, education and leisure (shops, post offices, pubs, sports facilities etc?)	+	Rural Centre.
		Sub-Indicator: Distance to centre	-	884m ACF from the centre of the site Sawston High Street -a cluster of services and facilities within the village.
		Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	+	New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities such as a Doctors Surgery and shops.
		Will improve relations between people from different backgrounds or social groups?		
	Redress inequalities related to age, disability, gender assignment race, faith, location and income	Will it redress inequalities?		
		Will it increase the ability of people to influence decisions, including 'hard to reach' groups?		
Encourage and enable the active involvement of local people in community activities	Will it encourage engagement with community activities?	+/0	No facilities lost, and no new facilities proposed directly as a result of the development. Call for Sites Questionnaire refers to potential to provide additional community facilities.	

Economic Activity		Will it support business development and enhance competitiveness, enabling provision of high-quality employment land in appropriate locations to meet the needs of businesses, and the workforce?	0	Development would have no effect on employment land or premises.
	Improve the efficiency, competitiveness, vitality and adaptability of the local economy.	Will it promote the industries that thrive in the district – the key sectors such as research and development /high tech/ Cambridge university related particularly through the development and expansion of clusters?		
		Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	0	Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
		Will it encourage the rural economy and diversification, and support sustainable tourism?		
	Help people gain access to satisfying work appropriate to their skills, potential and place of residence	Will it contribute to providing a range of employment opportunities, in accessible locations?	+	25.87 minutes from site to nearest employment area with 2000+ employees. Only 1 employment area with 2000+ employees that can be accessed in less than 30mins - 1.6km walk.
		Will it improve the level of investment in key community services and infrastructure, including broadband?	-	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.
	Support appropriate investment in people, places, communications and other infrastructure	Will it improve access to education and training, and support provision of skilled employees to the economy?	-	School capacity not sufficient, but significant issues can be adequately addressed. Site could potentially provide additional playing fields for the nearby Primary School to enable its expansion on site.

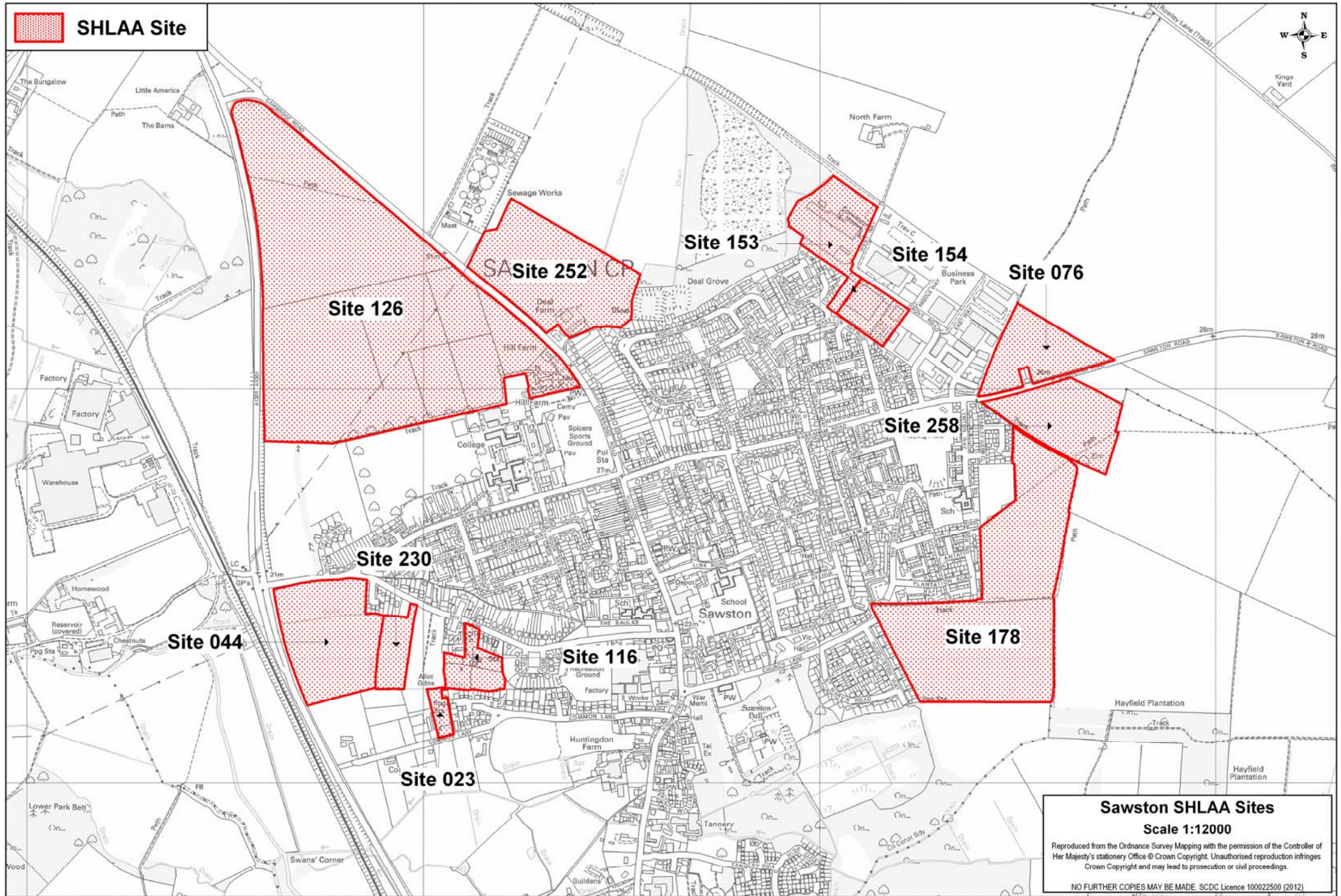
Transport	Reduce the need to travel and promote more sustainable transport choices.	Will it enable shorter journeys, improve modal choice and integration of transport modes to encourage or facilitate the use of modes such as walking, cycling and public transport?	0	Total score of 13.
		Sub-indicator: Distance to bus stop / rail station	0	696m ACF from the centre of the site to the nearest bus stop.
		Sub-indicator: Frequency of Public Transport	+	20 minute service to Cambridge. Hourly service to Saffron Walden.
		Sub-indicator: Typical Public Transport Journey Time to Cambridge City Centre or Market Town	0	39 Minutes from Sawston to Cambridge. 29 Minutes from Sawston to Saffron Walden.
		Sub-indicator: Distance for cycling to City Centre or Market Town	0	10.01km ACF from the centre of the site to Cambridge Market.
	Secure appropriate investment and development in transport infrastructure, and ensure the safety of the transport network.	Will it provide safe access to the highway network, where there is available capacity?	0/-	Minor negative effects incapable of mitigation. Access constraints - The Highways Authority comment that the existing access link to the public highway is unsuitable to serve the number of units that are being proposed. Access to the site could also be via a new junction to Babraham Road to also serve site 258. Further to the south additional access could be gained via Church Lane and The Green Road subject to impact on character of Conservation Area.
		Will it make the transport network safer for and promote use of non-motorised modes?	0	No impact

Site Comments:

Site 023	Small field on western edge of village. Within flood zone 2.
Site 044	Open field on western approach to the village between it and the A1301. Most in flood zone 2, one third within flood zone 3. Significant impact on landscape setting incapable of mitigation due to proximity of the A1301.
Site 076	Land to east of the village. Potential to improve harsh village edge. Concerns from Environmental Health regarding noise issues from adjoining employment site for residential amenity and extent to which these could be mitigated.
Site 116	Enclosed field to south of village. Not in Green Belt. Within flood zone 2. Some adverse impact on landscape and townscape which could be partially mitigated. Close to village services and facilities.
Site 126	Land to north of the village. Significant adverse impacts on Green Belt purposes and landscape setting. Most of site within 400m of WWTW.
Site 153	Employment premises on a larger employment site. Concerns from Environmental Health regarding noise issues and residential amenity and extent to which these could be mitigated.
Site 154	Employment premises on a larger employment site. Concerns from Environmental Health regarding noise issues and residential amenity and extent to which these could be mitigated.
Site 178	Fields to east of the village. Potential to improve harsh village edge provided setting of Sawston Hall is respected. Main vehicular access to be from Babraham Road.
Site 230	Enclosed field to west of village, all in flood zone 2. Some adverse impacts on landscape and townscape but at least partially capable of mitigation.
Site 252	Land to north of the village. Significant adverse impacts on Green Belt purposes and landscape setting. All of site within 400m of WWTW.
Site 258	Land to south of Babraham Road. Potential to improve landscape setting by replacing harsh village edge.



SHLAA Site



Sawston SHLAA Sites
Scale 1:12000
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