

**Greater Cambridge Call for Sites**

**March 2019**

**Site Assessment Proforma: Land east of Cambridge Road, Hardwick**

Location	Hardwick
Site name/address	Land east of Cambridge Road, Hardwick, CB23 7QS
Category of site	Village extension, i.e. development adjoining the existing village development framework boundary.
Description of promoter's proposal	Mixed-use development including residential, community and employment uses along with public open space, a relief road and associated infrastructure.
Site area (hectares)	circa 28 hectares
Site description and context	The Site comprises of two land parcels: the main part of the Site (c. 27 hectares) lies to the east of Cambridge Road and south of St Neots Road, extending to Bin Brook in the south. The Site also includes a smaller landholding (c. 1 hectare) which lies to the east of Main Street and north of Manor Crescent (off Portway Road), opposite Wallis Farmhouse and Sadlers Close.
Current or last use of the site	Agriculture
Is the land Previously Developed Land?	No, except for an existing barn at Victoria Farm.
Is the land allocated for a non-residential use in the current development plan?	No
Planning history	N/A
Source of site	Proposed by the landowner (Chivers Farms (Hardington) LLP) and developer (Hill Residential Ltd) through the Call for Sites 2019.

<b>Tier 1: Strategic Considerations</b>	
Green Belt	Yes
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 Conclusion	Under existing planning policy, the Site lies outside of the defined development framework boundary of the village and within the Green Belt (the Outer Cambridge Green Belt). However, the Site lies directly to the east of the functional centre of Hardwick Village, including the primary school, post office/convenience shop and close to the recreation ground and pavilion.  There are circa 30 no. established residential properties sited to the east of the Site on St Neots Road; hence in visual terms the Site is situated within the functional village envelope.
Does the site warrant further assessment?	Yes

**Tier 2: Significant Local Considerations**

**Designations and Constraints**

<p>Heritage Considerations?</p>	<p>A small section of the south-western corner of the main Site falls within Hardwick Conservation Area. The Conservation Area extends westwards and southwards from Victoria Farm, extending along Main Street. It lies adjacent to the north and west of the smaller land parcel.</p> <p>The Site does not include any Listed Buildings.</p> <p>There are several Listed Buildings within the Hardwick Conservation Area and the setting of these heritage assets will be carefully considered as part of the Site assessment and design process. Victoria Farm Cottage (Grade II) lies adjacent to the south-western corner of the main part of the Site. Old Victoria Farmhouse (Grade II) lies on the opposite side of Main Street, so is also in proximity to this part of the Site. Chequers (Grade II) lies directly to the north of the smaller land parcel and the Blue Lion Pub (Grade II) is slightly further north, opposite this property.</p> <p>Archaeological and historic environment assessment work will be undertaken to inform the design of the proposed development.</p>
<p>Environmental and wildlife designations and considerations?</p>	<p>Hardwick Wood SSSI is 1.5km at nearest point from the southern part of the Site. Madingley Wood SSSI is 1.9km at the nearest point from the main part of the Site.</p> <p>There are no local nature reserves in the vicinity of the Site.</p> <p>Ecological assessment work will be undertaken to inform the emerging development proposals for the Site.</p>
<p>Physical considerations?</p>	<p>Land contamination – no issues.</p> <p>Air quality – this location is not within an Air Quality Management Area (AQMA).</p> <p>Noise – no issues, but noise will be assessed in relation to the proposed development to ensure appropriate mitigation.</p>
<p>Townscape and landscape impact?</p>	<p>Hardwick Village has grown substantially since the 1970s, originally involving the Limes Estate around the recreation area/primary school. This resulted in a shift in the functional centre of the village, northwards from the historic core on Main Street. The Green Belt designation to the east of Cambridge Road/Main Street has constrained housing development, pushing the settlement form increasingly westwards, away from both the historic core (Main Street) and the functional village centre (Cambridge Road).</p> <p>The Site provides a strategic opportunity to rebalance the spatial form and layout of the village, reinforcing the village centre as a focus for activity and enhancing the existing facilities and</p>

	<p>services. The initial proposals envisage a new road, providing relief to the existing congestion on Cambridge Road, and improving linkages and accessibility. This would facilitate movements through the village and encourage the use of more sustainable modes of travel (including the proposed Cambourne-to-Cambridge public transport route along St Neots Road).</p> <p>The forthcoming design process for the Site's development will be undertaken in consultation with the local community. Whilst improving the function of the village centre and the overall offering of Hardwick, the Site masterplan will ensure that the development is visually attractive. It will embrace good design, including the layout of open spaces and the green infrastructure network in addition to street layout. It will also incorporate high quality architecture that is sympathetic to local character and history, enhancing the sense of place and distinctiveness.</p>
Can any issues be mitigated?	Yes
<b>Infrastructure</b>	
Highway access?	<p>The Site lies adjacent to St Neots Road, Cambridge Road and Main Street and new access points will be created, informed by technical assessments relating to transport and access.</p> <p>A High Level Transport Strategy is submitted in support of this Site allocation.</p>
Utility services?	<p>No known constraints.</p> <p>Capacity assessments will be undertaken.</p>
Drainage measures?	<p>The Site lies within Flood Zone 1, with a low probability of flooding.</p> <p>A High Level Drainage Strategy is submitted in support of this Site allocation.</p>
School capacity?	<p>The Site lies adjacent to the Hardwick Campus of the Hardwick &amp; Cambourne Community Primary School. The nearest secondary school is Comberton Village College.</p> <p>The development of the Site for a quantum of housing will generate a proportional need for early-years, primary and secondary school places. These impacts will be calculated through the planning process, including appropriate mitigation to meet the additional needs arising.</p>
Health facilities capacity?	<p>Residents in Hardwick are typically registered at either Comberton Surgery or Bourn Surgery, with no GP services within the village.</p> <p>New community facilities are envisaged as part of the Site development. There may be potential for primary healthcare providers to make use of this community space, improving healthcare accessibility for Hardwick residents.</p>
Any other issues?	No
Can issues be mitigated?	Yes

<b>Tier 3: Significant Local Considerations</b>	
<b>Capacity</b>	
Developable area	The total Site area is circa 28 hectares. However, the Site will include a range of public open space and landscaping. The extent of the developable area will be determined through a masterplanning and design process.
Site capacity	circa 400-500 residential units
Density	average of 30 dph
<b>Potential Suitability</b>	
Conclusion	The Site is capable of providing residential development as part of a mixed-use development including community and employment uses along with public open space, a relief road and associated infrastructure.
<b>Availability</b>	
Is the land in single ownership?	Yes
Site ownership status?	Single landowner: Chivers Farms (Hardington) LLP
Legal constraints?	No
Is there market interest in the site?	The Site has not been marketed; it is under option agreement. Hill Residential Ltd and Chivers Farms (Hardington) LLP are jointly promoting the Site for allocation.
When would the site be available for development?	The Site is available immediately.
<b>Achievability</b>	
Phasing and delivery of the development	It is envisaged that the Site could deliver housing during the early part of the plan period, 2022-2028.
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	N/A
Economic viability?	The Site is economically viable. Development would comply with current planning policy in relation to density, mix and on-site facilities whilst also delivering the necessary affordable housing and community contributions.

<b>Site Assessment Conclusion</b>	
<p>In summary, the Site offers the opportunity for a strategic development that would enhance the village of Hardwick, rebalancing the form of the settlement and reinforcing the functional village centre. The Site is strategically located to improve accessibility and linkages within the village, maximising the benefits of improved public transport provision for existing as well as new residents. The Site offers opportunities to connect with existing and proposed green infrastructure, including pedestrian and cycle routes to Comberton, Coton and Cambridge.</p>	

Whilst the Site is currently within the Green Belt, its development would have no effect on the purposes of the Cambridge Green Belt. The Site does not play any role in preventing the coalescence of settlements. It is clearly within the village envelope in visual terms.

The Site is not considered to have any barriers to viability. It could come forward early in the plan period, with dwelling completions commencing within the next five years.

The Greater Cambridge Local Plan should remove this Site from the Green Belt and allocate it for housing development.