

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

**Appendix 7iv: Assessment of sites arising from the Issues &
Options 2 Consultation**

Index of Fulbourn Site Assessment Proforma

| Site Number | Site Address | Site Capacity | Page |
|--------------------|---|----------------------|-------------|
| Site 335 | Land to the rear of 12-18 Teversham Road, Fulbourn | 9 dwellings | 2694 |

South Cambridgeshire Local Plan Review
Site Assessment Proforma

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| Proforma Created | July 2013 |
| Proforma Last Updated | July 2013 |
| Location | Fulbourn |
| Site name / address | Land to the rear of 12-18 Teversham Road |
| Category of site: | A development within the existing village development framework boundary (Sustainable villages focus) |
| Description of promoter's proposal | Housing - The site could potentially be occupied by a combination of bungalows, 1.5 storey and 2 storey dwellings. |
| Site area (hectares) | 0.39ha |
| Site Number | 335 |
| Site description & context | The site is on the north western side of Fulbourn to the rear of properties on the north side of Teversham Road within the village. There is a drainage ditch alongside the northern edge of the road. The site comprises of the rear gardens of these properties and the frontage of 16 with the road. There is a residential property to the north and the railway line beyond with open countryside. To the north east of the site is Breckenwood Road Industrial Estate. To the south east the site adjoins an open area of grassland. |
| Current or last use of the site | Site of house with garden of this and other residential properties. One of two new houses to be built on site of former bungalow |
| Is the site Previously Developed Land? | Predominately greenfield site apart from site of 16 Teversham Rd – a bungalow now demolished. |
| Allocated for a non-residential use in the current development plan? | No |
| Planning history | Planning permission for erection of 2 dwellings following demolition of existing bungalow approved in 2013.(S/2024/12/FL) Planning application refused for erection of 4 dwellings on part of site in 2011(S/1207/11) and appeal dismissed as inspector concluded that |

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| | scheme would harm the character and appearance of the area and would intrude on outlook and seclusion of the neighbouring residents. |
| Source of site | Issues and Options 2 Consultation 2013 |

| Tier 1: Strategic Considerations | |
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| Green Belt | The site is not within the Green Belt. |
| Is the site subject to any other considerations that have the potential to make the site unsuitable for development? | No |
| Tier 1 conclusion: | 0 No impacts / neutral impacts or adverse impacts capable of full mitigation |

Tier 2: Significant Local Considerations

| Designations and Constraints | |
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| Heritage considerations? | None |
| Environmental and wildlife designations and considerations? | <ul style="list-style-type: none"> • Urban land • Presence of protected species - No significant biodiversity impact considered to result from development of this site. |
| Physical considerations? | <ul style="list-style-type: none"> • Ground Water Source Protection Zone 1 • Land contamination - Site is adjacent to current industrial/commercial use and railway line and may need investigation. This can be dealt with by condition. • Noise and odour issues - Industrial and Railway Transport & Industrial Noise & Odour - The North / North east of the site is bounded by medium sized industrial type units at Breckenwood Road / Ash House of Teversham Road. Gatewood Joinery is an Architectural Joiner Manufacturer engaged in the manufacture and installation of bespoke joinery. P&R Coachworks undertake vehicle bodywork and repair. Both of these businesses have the |

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| | <p>potential to generate solvent type smells / odours associated with aerosol paint spraying or similar and associated industrial type noise has the potential to cause noise nuisance. P & R Coachworks have a spray booth with ventilation stacks that discharge to the rear, adjacent to this site. Due the level of operation neither of these businesses requires permitting under and Pollution Prevention Control Regulation.</p> <p>Officers have witnessed noise (including specific tonal noise elements / frequencies across the site from the industrial noise) and odour levels from the industrial units that are likely to be considered statutory nuisances if residential receptors are placed closer to these sources of noise and odour. Noise and odour are obvious material considerations in terms of health and well-being and providing a high quality living environment. An odour impact assessment may be required.</p> <p>It is noted that planning permission S/2024/12/FL has been granted for the erection of 2 dwellings following the demolition of the existing bungalow at 16 Teversham Road. The permission is effectively for the replacement of the bungalow that is currently or used to be present with 2 properties in the general same location with gardens of approximately 60 to 70 metres length to the rear boundary with the Breckenwood Industrial Units.</p> <p>The proposed housing site options are for the erection of one house under permission S/2024/12/FL with additional housing to be erected in the rear gardens of 12 to 18 Teversham Road, which would place noise and odour sensitive receptors in residential premises closer to the Breckenwood / Ash House industrial units.</p> <p>It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment against the Breckenwood Industrial Units and it is very difficult to abate off-site odour sources effectively.</p> <p>Noise insulation / mitigation and odour abatement measures are likely to be required off-site at the industrial units (noise attenuation to plant and upgrade in noise insulation of buildings) to make the western half of the site suitable for residential use. It is also uncertain if these would be effective and such mitigation measures are likely to require the full cooperation of the business operators and section 106 planning / obligation requirements may be required, but there are no guarantees that mitigation can be secured / provided. Without mitigation any detrimental economic impact on existing businesses should also be considered prior to allocation.</p> |
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| | <p>Env Health currently object to this site and before any consideration is given to allocating this site for residential development it is recommended that these noise and odour constraints are thoroughly investigated and duly considered / addressed by undertaking odour and noise impact / risk assessments and consideration is given to possible on site and the technical feasibility of off-site mitigation in accordance with PPG 24 Planning and Noise and associated current government / industry standards, best practice and guidance.</p> <ul style="list-style-type: none"> • Noise issues - Railway Noise and Vibration to North - The North of the site is also bounded by an operational railway line. However it is likely that such a railway noise and vibration transport source can be abated to an acceptable level with careful building orientation / positioning / design, internal habitable room layout, noise mitigation /attenuation and building noise insulation measures. Possible noise barrier / and special foundation design may be required. May have impact on proposed density. • Drainage issues - There is a high water table in the general area. There have been serious flooding incidents in Thomas Road to the west. A pumped land drainage system was recently installed to prevent flooding of the area from a combination of high groundwater and heavy periods of rainfall. Environmental Health advised that it was not possible to conclude that viable flood mitigation / attenuation measures such as pumped drainage or attenuation ponds can be provided. |
| <p>Townscape and landscape impact?</p> | <p>Fulbourn is located in the chalklands just to the south of the Fens. It is one of the inner necklace villages around Cambridge City. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes the landscape setting of the village as one of contrasts. To the north the land falls gradually from the village towards the Fen Edge leading to Fulbourn. To the south and west of the village the land rises to Lime Pit Hill which forms part of the Gog Magog hill group. To the east the land is more enclosed with substantial woodland and enclosed fields.</p> <p>Much of the landscape comprises large arable fields with few hedgerows. There are therefore long views both from the village itself and from the approaches across the surrounding countryside.</p> <p>The site is part of the built up area of the village and is partly enclosed by neighbouring residential properties and commercial units and the only opportunity to view the site is from the Teversham Road. The character of this frontage is of houses scattered along the roadway and is almost semi-rural in character with the drainage ditch to the north side of the road creating a wide green verge. This is in contrast to the higher density housing to the southwest of the site.</p> |

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| | <p>The site comprises of land that has been or is already in garden use and there are some mature trees upon the site.</p> <p>Development of the site would have an impact on the townscape setting of Fulbourn since the existing character of this side of Teversham Road is one that is semi-rural and low density. Development of this site would have to respect this character.</p> |
| Can any issues be mitigated? | In part with careful design. Further investigation and mitigation will be required to address the physical considerations, including possible land contamination, noise and odour. |

| Infrastructure | |
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| Highways access? | <p>Regarding sites in Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity 10,922 dwellings on 25 sites) the Highway Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p> |
| Utility services? | <ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the CWC Cambridge distribution zone, within which there is a minimum spare capacity of 3000 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Cambridge Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Fulbourn has a gas supply. As this is a small site below 150 dwellings it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - The Teversham waste water treatment works is operating at capacity and will require new consent limits and major capital expenditure to accommodate the proposed development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. This assessment and any mitigation required will be funded by the developer. |
| Drainage measures? | No FRA |
| School capacity? | Fulbourn has one primary school with a PAN of 60 and school capacity of 420, and lies within the catchment of Bottisham Village |

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| | <p>College with a PAN of 210 and school capacity of 1,050 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 140 primary places in Fulbourn taking account of planned development in Fulbourn, and a deficit of 107 secondary places taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p> |
| Health facilities capacity? | <p>Fulbourn Health Centre – Haggis Gap (0.36miles) – Limited capacity. Needs replacing.</p> <p>Cherry Hinton Medical Centre Fisher’s Lane (2.05miles) – Limited – would need extending or replacing if large growth</p> <p>Cherry Hinton Surgery High Street (2.13miles) – Limited – Could join with Fishers Lane</p> <p>Cornford House Surgery Cherry Hinton Rd (2.92miles) - Limited – Extension to be funded by Bell School s106 agreement.</p> |
| Any other issues? | |
| Can issues be mitigated? | In part - Would need reinforcement of utility services serving the village. The sewage network is operating at capacity. Additional school places would be needed and health care facilities. |

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| Tier 2 Conclusion: | - Adverse impacts capable of partial mitigation |
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Tier 3: Site Specific Factors

| Capacity | |
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| Developable area | 0.29ha |
| Site capacity | 9 dwellings |
| Density | 30dph |

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

| Availability | |
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| Is the land in single ownership? | No - Submitted by owner of 16-18 Teversham |
| Site ownership status? | Rear of 16-18 Teversham in one ownership and this developer is currently in discussion with owners of 12 and 14 about possibility of including land to rear of their properties within potential development site. |
| Legal constraints? | Needing permission from adjoining owners if larger site promoted. |
| Is there market interest in the site? | Part of site owned by a builder. |
| When would the site be available for development? | The promoter indicates that the site is not available immediately – until such time as permission is obtained from adjoining owners. |

| Achievability | |
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| Phasing and delivery of the development | Not known. |
| 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? | Need to obtain co-operation of adjoining landowners to enable a comprehensive scheme for whole site. |
| Economic viability? | |

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| Tier 3 Conclusion: | --- No potential suitability, serious availability concerns, serious achievability concerns |
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| Site Assessment Conclusion |
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| Site with no development potential. |

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