Public Document Pack



Cambridge City Council

COMMITTEENAME

To: Councillors MembersExpectedShortRolesList

Despatched: Deadline(pubagenda)

Date: MeetingDate
Time: MeetingTime

Venue: MeetingLocation

Contact: MeetingContact Direct Dial: CommitteeTel

AGENDA

Information for the public

Public attendance

You are welcome to attend this meeting as an observer, although it will be necessary to ask you to leave the room during the discussion of matters which are described as confidential.

Public Speaking

You can ask questions on an issue included on either agenda above, or on an issue which is within this committee's powers. Questions can only be asked during the slot on the agenda for this at the beginning of the meeting, not later on when an issue is under discussion by the committee.

If you wish to ask a question related to an agenda item contact the committee officer (listed above under 'contact') **before the meeting starts**. If you wish to ask a question on a matter not included on this agenda, please contact the committee officer by 10.00am the working day before the meeting. Further details concerning the right to speak at committee can be obtained from the committee section.

Filming Protocol

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Requests to film, record or photograph, whether from a media organisation or a member of the public, must be made to the democratic services manager at least three working days before the meeting.

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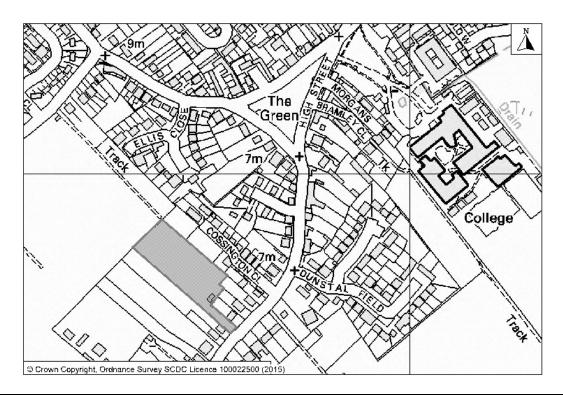
Site Information	
Development Sequence	Rural Centre
Sita reference number(s): SC123	

Site reference number(s): SC123

Consultation Reference numbers:25 (I&O 2012)

Site name/address: Land off Histon Road, Cottenham

Map:



Site description: This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village. The land lies to the rear of gardens to numbers 34-38 Histon Road and includes a strip of grassland adjacent to number 38, where there is a gated access from Histon Road to an agricultural building and land at the rear.

Note: the majority of this site also forms part of larger site 263.

Current use(s): Formerly agricultural / grazing.

Proposed use(s): 15 dwellings with public open space

Site size (ha): South Cambridgeshire: 0.83 ha

Potential residential capacity: 17 dwellings (30dph)

LAND	LAND		
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural Land	Would development lead		AMBER = Minor loss of grade 1 and 2 land

best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 1 (less than 1 ha.) Will it avoid the sterilisation of economic mineral reserves? POLLUTION Air Quality Would the development of the sites result in an adverse impact/worsening of air quality? AQMA Is the site within or near to an AQMA, the M11 or the A11? Pollution Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or (including compatibility with neighbouring uses)? Contamination Water Water Will it protect and where possible contamination on the site? BIODIVERSITY BIODIVERSITY By Will it avoid the whole site is Green and rook and protect sites designated for nature conservation interest, and geodiversity? (Including or conservation or recognised as containing protected species, or local area will be developed as a greenspace. No or negligible impacts	_		
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UPDATE: Score changed from significant to minor due to the site size – under 20 ha.		versatile	whole site is Grade 1 (less than 1 ha.)
UPDATE: Score changed from significant to minor due to the site size – under 20 ha.		agricultural land?	, ,
Minerals Will it avoid the sterilisation of economic mineral reserves?			
Sterilisation of economic mineral reserves?	Minerals	Will it avoid the	
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geodiversity? (Including		interest, and	
(Including)		- I	
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		International and	

	locally designated		
	locally designated		
Piodivorcity	sites) Would		CREEN - Dovolopment could have a
Biodiversity			GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Assumentions for a residual impossible of
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping to achieve		be retained or appropriate mitigation will be achieved through the development process.
	Biodiversity Action		achieved infought the development process.
	Plan targets, and maintain		
	connectivity		
	,		
	between green infrastructure?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
150	site or immediately		any protected trees
	adjacent protected		any protected frees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		an appropriate sumgenies.
	and access to		Development would create minor
	green		opportunities for new Green Infrastructure
	infrastructure?		as the promoter proposes open space
			provision.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The character of this part of the village is
			linear, with long rear gardens. Development
			of this site would create a large area of
			residential development in a cul-de-sac, in a
			prominent location, which would alter the
			current rural character and setting of the
			village and impact on the purposes and
			function of the Green Belt in this location.
Townscape	Will it maintain and		.AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	-		
	character, including		negative impacts incapable of mitigation) -
	-		negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development

	and scale of	of this site would create a large area of
	development?	residential development in a cul-de-sac, in a
		prominent location, which would alter the
		character of this largely ribbon part of the
O	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	settlement.
Green Belt	What effect would	AMBER = negative impact on Green Belt
	the development of	purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
T CONTO TO CONTO	use of renewable	renewables would apply
	energy resources?	Terremande media apply
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
1 lood Hiok	flood risk?	SKEEK - Flood Zollo 17 low hok
	nood nor.	Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	carrier so appropriately addressed.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Opon Opaco	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided orisite
	space?	Development would create minor
	Space:	opportunities for new public open space as
		the promoter proposes provision of open
Dietones	How far is the	space as part of the development.
Distance:		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	O Olana A OE frama a antira af the a alter ta
Facilities	sports facilities?	0.8km ACF from centre of the site to
D:		Cottenham Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	849m ACF from centre of the site to
	teenagers?	Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	

	T = 10:	1
	Travelling	
D:-1-	Showpeople?	D 000
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	856m from the centre of the site to a point
	centre?	along the High Street / B1049. Services and
		facilities run a long way along Cottenham
Distance Oite	Have family the aire	High Street.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	R = >800m
Service	nearest health	K = >000111
Service	centre or GP	862m ACF from centre of site to Firs House
	service?	Surgery, Cottenham.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i domines	of key local	Sandiadiony minganon proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	development
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	
	activities?	
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
E00NOM/	communities?	
ECONOMY	Danis it and danis	ANDED Netwithin an allianation the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of Multiple Deprivation 2010.
	deprivation	Multiple Deprivation 2010.
	particularly in Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
g	shopping	vitality and viability of existing centres
	hierarchy,	, said the s
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites

	town district and	which i	noludo rotail efficas, or laigura ugas
	town, district and local centres?	WHICH	nclude retail, offices, or leisure uses.
Employment -	How far is the	How fa	r is the nearest main employment
Accessibility	nearest main	centre	• •
71000331D1111ty	employment	oontro :	•
	centre?	RED =	~3km
	ooniio:		ACF from centre of site to South
			idgeshire 006D (Histon, including
		Vision	
Employment -	Would		loss of employment land / allocation
Land	development result		mployment development
	in the loss of		
	employment land,	Develo	pment would have no effect on
	or deliver new		ment land or premises.
	employment land?	1 7	•
Utilities	Will it improve the	GREEN	N = Existing infrastructure likely to be
	level of investment	sufficie	ent
	in key community		
	services and	Develo	pment can use existing capacity in
	infrastructure,	utilities	infrastructure. However, there is
	including	insuffic	ient spare mains water capacity
	communications		he distribution zone to supply the
	infrastructure and		r of proposed properties which could
	broadband?		all the SHLAA sites within the zone
			be developed. The sewerage
			k is approaching capacity and will
			investigation and possibly mitigation.
Education	Is there sufficient		School capacity not sufficient,
Capacity	education		aints cannot be appropriately
	capacity?	mitigate	ed.
		LIDDAT	FF. The CLU AA dete we could thet
			ΓΕ: The SHLAA update records that
			s no capacity to further extend the y school. Development of this scale
			not be sufficient to deliver a new
			y school. changed from Green to Red.)
Distance:	How far is the		0 - 800m
Primary	nearest primary	A = 400	0 - 000111
School	school?	687m A	ACF from centre of site to Cottenham
0011001	00110011		y School.
Distance:	How far is the		ithin 1km (or site large enough to
Secondary	nearest secondary	provide	
School	school?		,
		0.4km	ACF from centre of site to Cottenham
		Village	College.
TRANSPORT			
Cycle Routes	What type of cycle	AMBER	R = Medium quality off-road path.
	routes are		
	accessible near to		ly cycle route in Cottenham is along
	the site?		Road towards Cambridge. This
			ses a mix of on- and off-road
			on, of variable quality. It is a heavily
		trafficke	ed route with a mix of traffic speeds.

		Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus stop / rail station		GG = Within 400m (6) 243m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,691m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could
		result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts

transport, walking	
1 7	
or cycling facilities?	

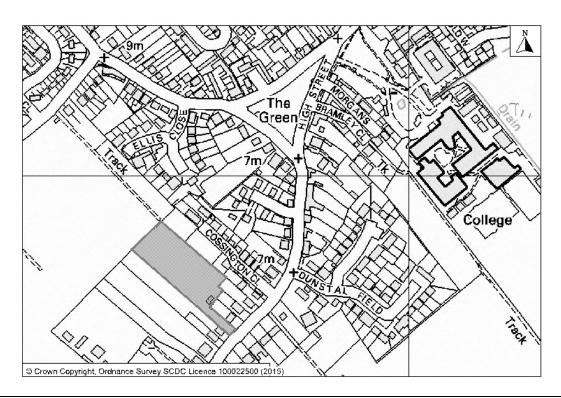
Site Information	
Development Sequence	Rural Centre
Sita reference number(s): SC123	

Site reference number(s): SC123

Consultation Reference numbers:25 (I&O 2012)

Site name/address: Land off Histon Road, Cottenham

Map:



Site description: This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village. The land lies to the rear of gardens to numbers 34-38 Histon Road and includes a strip of grassland adjacent to number 38, where there is a gated access from Histon Road to an agricultural building and land at the rear.

Note: the majority of this site also forms part of larger site 263.

Current use(s): Formerly agricultural / grazing.

Proposed use(s): 15 dwellings with public open space

Site size (ha): South Cambridgeshire: 0.83 ha

Potential residential capacity: 17 dwellings (30dph)

LAND	LAND		
PDL	Would development make use of previously developed land?		RED = Not on PDL
Agricultural	Would		AMBER = Minor loss of grade 1 and 2 land
Land	development lead		

l most versatile
des 1 and 2) - the
(less than 1 ha.)
ged from significant to size – under 20 ha.
vithin an allocated or
vicinii aii anooatoa oi
impact, reduced
impact, reduced
4
to impact on air
area where air quality
an AQMA, M11, or
pacts capable of
ble with neighbouring
moderate additional
eration impact on
e to development
s but dependent on
ce.
hin or adjacent to an
contamination
30mammation
Capable of full
Capable of full
itral impact are that
utral impact are that
and pollution control
ed through the
e.g. as part of
Systems (Suds).
ontoin in not odiacant
ontain, is not adjacent
re conservation or
ing protected species,
eveloped as
gligible impacts

	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
Bloatvoroity	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		TIOWOTK IIIIKO
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		, ,
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Development would create minor
	green		opportunities for new Green Infrastructure
	infrastructure?		as the promoter proposes open space
			provision.
•	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		N. N. C. L. (75)
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The character of this part of the village is
			linear, with long rear gardens. Development
			of this site would create a large area of
			residential development in a cul-de-sac, in a prominent location, which would alter the
			current rural character and setting of the
			village and impact on the purposes and
			function of the Green Belt in this location.
Townscape	Will it maintain and		.AMBER = negative impact on townscape
Townscape	enhance the		character, incapable of mitigation.
	diversity and		onaraotor, moapable or miligation.
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		The character of this part of the village is
	appropriate design		linear, with long rear gardens. Development
	Lappropriate design		miodi, with long real gardens. Developilletit

	and scale of	of this site would create a large area of
	development?	residential development in a cul-de-sac, in a
		prominent location, which would alter the
		character of this largely ribbon part of the
O	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	settlement.
Green Belt	What effect would	AMBER = negative impact on Green Belt
	the development of	purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
T CONTO TO CONTO	use of renewable	renewables would apply
	energy resources?	Terremande media apply
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
1 lood Hiok	flood risk?	SKEEK - Flood Zollo 17 low hok
	nood nor.	Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	carrier so appropriately addressed.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Opon Opaco	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided orisite
	space?	Development would create minor
	Space:	opportunities for new public open space as
		the promoter proposes provision of open
Dietones	How far is the	space as part of the development.
Distance:		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	O Olana A OE frama a antira af the a alter ta
Facilities	sports facilities?	0.8km ACF from centre of the site to
D:		Cottenham Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	849m ACF from centre of the site to
	teenagers?	Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	

	T ==	ı	
	Travelling		
D: .	Showpeople?		B 000
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		856m from the centre of the site to a point
	centre?		along the High Street / B1049. Services and
			facilities run a long way along Cottenham
5 1 .			High Street.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
Distance: CD	City Centre?		D
Distance: GP	How far is the		R = >800m
Service	nearest health		000 405 (0
	centre or GP		862m ACF from centre of site to Firs House
IZ L I	service?		Surgery, Cottenham.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops,		development.
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
1 dominoo	engagement in		replacement /appropriate mitigation possible
	community		Topiacomoni /appropriato miligation possible
	activities?		
Integration	How well would the		AMBER = Adequate scope for integration
with Existing	development on		with existing communities
Communities	the site integrate		, , , , , , , , , , , , , , , , , , ,
	with existing		
	communities?		
ECONOMY	•		
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income		most deprived Super Output Areas within
	and employment		Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.
	particularly in		
	Abbey Ward and		
	Kings Hedges?		
	Would allocation		
	result in		
	development in		
	deprived wards of		
	Cambridge?		
Shopping	Will it protect the		GREEN = No effect or would support the
	shopping		vitality and viability of existing centres
	hierarchy,		
	supporting the		Development would have no effect on
	vitality and viability		vitality or viability of existing centres. The
	of Cambridge,		indicator is likely to apply particularly to sites

	town district and	which i	noludo rotail efficas, or laigura ugas
	town, district and local centres?	WHICH	nclude retail, offices, or leisure uses.
Employment -	How far is the	How fa	r is the nearest main employment
Accessibility	nearest main	centre	• •
71000331D1111ty	employment	oontro :	•
	centre?	RED =	~3km
	ooniio:		ACF from centre of site to South
			idgeshire 006D (Histon, including
		Vision	
Employment -	Would		loss of employment land / allocation
Land	development result		mployment development
	in the loss of		
	employment land,	Develo	pment would have no effect on
	or deliver new		ment land or premises.
	employment land?	1 7	•
Utilities	Will it improve the	GREEN	N = Existing infrastructure likely to be
	level of investment	sufficie	ent
	in key community		
	services and	Develo	pment can use existing capacity in
	infrastructure,	utilities	infrastructure. However, there is
	including	insuffic	ient spare mains water capacity
	communications		he distribution zone to supply the
	infrastructure and		r of proposed properties which could
	broadband?		all the SHLAA sites within the zone
			be developed. The sewerage
			k is approaching capacity and will
			investigation and possibly mitigation.
Education	Is there sufficient		School capacity not sufficient,
Capacity	education		aints cannot be appropriately
	capacity?	mitigate	ed.
		LIDDAT	FF. The CLU AA dete we could thet
			ΓΕ: The SHLAA update records that
			s no capacity to further extend the y school. Development of this scale
			not be sufficient to deliver a new
			y school. changed from Green to Red.)
Distance:	How far is the		0 - 800m
Primary	nearest primary	A = 400	0 - 000111
School	school?	687m A	ACF from centre of site to Cottenham
0011001	00110011		y School.
Distance:	How far is the		ithin 1km (or site large enough to
Secondary	nearest secondary	provide	
School	school?		,
		0.4km	ACF from centre of site to Cottenham
		Village	College.
TRANSPORT			
Cycle Routes	What type of cycle	AMBER	R = Medium quality off-road path.
	routes are		
	accessible near to		ly cycle route in Cottenham is along
	the site?		Road towards Cambridge. This
			ses a mix of on- and off-road
			on, of variable quality. It is a heavily
		trafficke	ed route with a mix of traffic speeds.

		Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus stop / rail station		GG = Within 400m (6) 243m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,691m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts

transport, walking	
liansport, waiking	
or cycling facilities?	
or cycling facilities:	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC125	
	·

Consultation Reference numbers:

Site name/address: Cottenham Sawmills, Cottenham

Мар:



Site description: This small paddock site lies to the north west side of Histon Road, located to the south of Cottenham. The paddock is situated to the rear of residential properties with long plots. Beyond the paddock is a sawmill and associated buildings, largely concentrated on the south west side of site with the remainder of land rough grass interspersed with stacks of logs. The paddock can be accessed from a tarmac driveway serving a sawmill to the north west. The paddock is well screened at the residential property boundaries with trees and there is a hedgerow along the south western boundary. However, it is exposed to the adjacent sawmill site and residential gardens to the north east.

Note: the site is also forms part of a proposal for site 124.

Current use(s): Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock

Proposed use(s): 10 dwellings in paddock at eastern end of the site and demolition of existing sawmill buildings on western part of site and return to open countryside.

Site size (ha): South Cambridgeshire: 1.35ha

Potential residential capacity: 9 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	
	developed	

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	ANDER - MINO 1055 OF GRAVE FAIR 2 Idila
Lanu	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	Site but all Grade 1.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willierais	sterilisation of	
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	Teserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact
	sites result in an	Impact
	adverse	Development unlikely to impact on air
l	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
Foliation	Odour, light noise	full mitigation
	and vibration	Tuli miligation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Historically an industrial / commercial
	receptor or	type use on site Cottenham Sawmill, so
	generator	allocating this site for residential likely to
	(including	have a positive impact.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	tric site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
		The adjoining land is partly in industrial /
		commercial use (sawmill) and may have
		contaminated land. Potential for minor
		benefits through remediation of minor
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
vvalol	Will it protect and where possible	mitigation
	enhance the quality	Innugation
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
	GUVIIOIIIIIEIIL!	measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u> 	Journaliane Dialiage Systems (Suus).
		GPEN - Dogs not contain is not adjacent
Designated	Will it conserve	GREEN = Does not contain, is not adjacent

0''			
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodivoroity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		miligation
			Assumptions for a poutral impact are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure?)		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process. Returning adjoining
			land to countryside, but no proposals for
			open space.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Minor Positive Impact (Development would
	onaraotor:		relate to local landscape character and offer
			opportunities for landscape enhancement) -
			The character of this part of the village is
			The character of this part of the village is

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location. The proposer suggests that development will remove the large, bland sawmill and replace them with modest dwellings and landscaped areas to create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village. The proposer suggests that development will remove the sawmill and add landscaped areas on the adjacent land and create a softer edge to the village. With careful design it may be possible to
Green Belt	What effect would the development of this site have on Green Belt purposes?	enhance the edge and setting of the village. AMBER = negative impact on Greenbelt purposes
Heritage CLIMATE CHAIR Renewables	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)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). 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.
	use of renewable	renewables would apply

	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
1.000 11.01	flood risk?		OKEEN FIRESE END TY ION HOK
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	<u> </u>	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
D: 4	space?		ODEEN ALL III
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		O Olive A OF frame country of the ceita to
Facilities	sports facilities?		0.9km ACF from centre of the site to
Distance: Play	How far is the		Cottenham Recreation Ground. RED = >800m
Facilities	nearest play space		KED = >000111
i aciiiles	for children and		930m ACF from centre of the site to
	teenagers?		Cottenham Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		7 WBER = No Impact
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		987m from the centre of the site to a point
	centre?		along the High Street / B1049. Services and
			facilities run a long way along Cottenham
Distance: City	How far is the site		High R = >800m
Centre	from edge of		K = >00011
Ochic	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		
	centre or GP		997m ACF from centre of site to Firs House
	service?		Surgery, Cottenham.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		N 6 900 1 6 1 5 000
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops, post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible
	· · · · · · · · · · · · · · · · · · ·		1 1

	activities	
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	man oxioting communities
Communica	with existing	
	communities?	
ECONOMY	COMMUNICO!	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(342.1490)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.1km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
Frankler ver	Manda	Vision Park)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	Dayolonmont would have a miner nearth is
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment land. Loss of commercial sawmill with
		buildings with an approximate floor area of
		8,000 sq/ft and with open storage and part
		paddock.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Junues	level of investment	sufficient
	in key community	Samoioni
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		Hother is approaching capacity and this

	1	
Falson Cara	la thana au tt ialast	require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		LIDDATE: The CHLAA undete records that
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	A = 400 - 000m
School	school?	788m ACF from centre of site to Cottenham
Ochool	SCHOOL:	Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide new)
3011001	SCHOOL:	0.6km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		Village College.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
Cycle Routes	routes are	7 WBER - Wediam quality on road pain.
	accessible near to	The only cycle route in Cottenham is along
	the site?	Histon Road towards Cambridge. This
	the site:	comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily
		trafficked route with a mix of traffic speeds.
		Provision or contribution from this site would
		result in only minor improvement to cycling
		facilities. The site should be able to connect
		to this route.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 17.
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		192m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		A = 31 to 40 minutes (3)

4		
transport journey time to		37 Minutes from Cottenham to Cambridge.
City Centre		37 Millutes from Cottennam to Cambridge.
Distance for		G = 5km to 10km (4)
		G = SKIII (O IOKIII (4))
cycling to City Centre		8.30km ACF from the centre of the site to
Centre		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	K = >000111
Station	proposed train	5,744m ACF from centre of the site to
Station	station?	Waterbeach Station.
Λοοοοο	Will it provide safe	AMBER = Insufficient capacity / access.
Access	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	miligation.
	available capacity?	Minor negative effects incapable of
	available capacity?	mitigation. Access constraints - the existing
		access link to the public highway is
		unsuitable to serve the number of units that
		are being proposed and the Highway
		Authority has concerns in relationship to the
		provision of suitable inter vehicle visibility
		splay for this site. Assumption is that a fairly
		large proportion of trips might reasonably be
		accommodated by the A14, but limitations
		on the county's network could result in
		localised diversionary trips on the A14 and
		M11 and this in turn may limit the capacity
		of these routes to accommodate new
		development. Conversely, these
		settlements are reasonably likely to be able
		to be served by public transport or non-
		motorised modes.
Non-Car	Will it make the	GREEN = Significant improvements to
Facilities	transport network	public transport, cycling, walking facilities
. doilidos	safer for public	pasio transport, systing, waiting rasilities
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC125	

Consultation Reference numbers:

Site name/address: Cottenham Sawmills, Cottenham

Мар:



Site description: This small paddock site lies to the north west side of Histon Road, located to the south of Cottenham. The paddock is situated to the rear of residential properties with long plots. Beyond the paddock is a sawmill and associated buildings, largely concentrated on the south west side of site with the remainder of land rough grass interspersed with stacks of logs. The paddock can be accessed from a tarmac driveway serving a sawmill to the north west. The paddock is well screened at the residential property boundaries with trees and there is a hedgerow along the south western boundary. However, it is exposed to the adjacent sawmill site and residential gardens to the north east.

Note: the site is also forms part of a proposal for site 124.

Current use(s): Commercial sawmill with buildings with an approximate floor area of 8,000 sq/ft and with open storage and part paddock

Proposed use(s): 10 dwellings in paddock at eastern end of the site and demolition of existing sawmill buildings on western part of site and return to open countryside.

Site size (ha): South Cambridgeshire: 1.35ha

Potential residential capacity: 9 dwellings (30 dph)

LAND			
PDL	Would		RED = Not on PDL
	development make		
	use of previously		
	developed		

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	ANDER - MINO 1055 OF GRAVE FAIR 2 Idila
Lanu	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	Site but all Grade 1.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willierais	sterilisation of	
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	Teserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact
	sites result in an	Impact
	adverse	Development unlikely to impact on air
l	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
Foliation	Odour, light noise	full mitigation
	and vibration	Tuli miligation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Historically an industrial / commercial
	receptor or	type use on site Cottenham Sawmill, so
	generator	allocating this site for residential likely to
	(including	have a positive impact.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	tric site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
		The adjoining land is partly in industrial /
		commercial use (sawmill) and may have
		contaminated land. Potential for minor
		benefits through remediation of minor
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
vvalol	Will it protect and where possible	mitigation
	enhance the quality	Innugation
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
	GUVIIOIIIIIEIIL!	measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u> 	Journaliane Dialiage Systems (Suus).
		GPEN - Dogs not contain is not adjacent
Designated	Will it conserve	GREEN = Does not contain, is not adjacent

0''			
Sites	protected species		to designated for nature conservation or
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodivoroity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		miligation
			Assumptions for a poutral impact are that
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure?)		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process. Returning adjoining
			land to countryside, but no proposals for
			open space.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Minor Positive Impact (Development would
	onaraotor:		relate to local landscape character and offer
			opportunities for landscape enhancement) -
			The character of this part of the village is
			The character of this part of the village is

	1	
	NACH transitation and	linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village and impact on the purposes and function of the Green Belt in this location. The proposer suggests that development will remove the large, bland sawmill and replace them with modest dwellings and landscaped areas to create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape	GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
	character, including through appropriate design and scale of development?	Minor Positive Impact (Development would relate to local townscape character and offer opportunities for enhancement) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a small area of residential development in a cul-de-sac, which would alter the current rural character and setting of the village. The proposer suggests that development will remove the sawmill and add landscaped areas on the adjacent land and create a softer edge to the village. With careful design it may be possible to enhance the edge and setting of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further
	conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE	
Renewables	Will it support the use of renewable	AMBER = Standard requirements for renewables would apply

	anaray rosources?		
Flood Risk	energy resources? Is site within at		GREEN = Flood Zone 1 / low risk
I IUUU NISK	flood risk?		ONLLIN - I IOOU ZUHE I / IOW IISK
	11000 TISK:		Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HIIMAN HEALT	⊥ ΓH AND WELL BEING	<u> </u>	carriot be appropriately addressed.
Open Space	Will it increase the		GREEN = Assumes minimum on-site
Орен орасс	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		provided orisite
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		Crt22rt trium or choice provision
Facilities	sports facilities?		0.9km ACF from centre of the site to
1 domaio	oporto radintido:		Cottenham Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		
	for children and		930m ACF from centre of the site to
	teenagers?		Cottenham Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		1
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		
Local Centre	District or Local		987m from the centre of the site to a point
	centre?		along the High Street / B1049. Services and
			facilities run a long way along Cottenham
			High
Distance: City	How far is the site		R = 800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
D: 4 05	11 ()		B 000
Distance: GP	How far is the		R = >800m
Service	nearest health		007m ACE from control of site to Eins Users
	centre or GP		997m ACF from centre of site to Firs House
Kov Loog!	service?		Surgery, Cottenham.
Key Local Facilities	Will it improve		AMBER = No impact on facilities (or
racillues	quality and range		satisfactory mitigation proposed).
	of key local services and		No facilities lost, and no new facilities
	facilities including health, education		proposed directly as a result of the development.
	and leisure (shops,		developinent.
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible
	· · · · · · · · · · · · · · · · · · ·		i

	activities	
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	with existing communities
Communico	with existing	
	communities?	
ECONOMY	communities:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(33, 3, 3, 4,	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and local centres?	which include retail, offices, or leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	NED = >OKIII
710000010111119	employment	4.1km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
		result of the loss of existing employment
		land. Loss of commercial sawmill with
		buildings with an approximate floor area of
		8,000 sq/ft and with open storage and part
Liche	AA/:II : (:	paddock.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	Dovolonment can use eviating conscituting
	services and infrastructure,	Development can use existing capacity in utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
	Di Gadbaria :	were to be developed. The sewerage
		network is approaching capacity and will
	1	Hotwork is approaching capacity and will

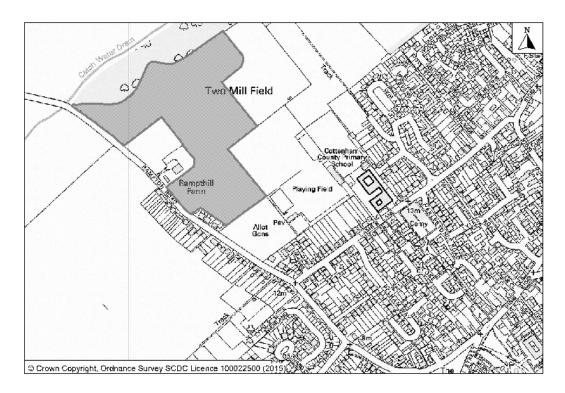
		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Capacity		• • • • •
	capacity?	mitigated.
		LIDDATE. The CLU AA we do to no conde the t
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	788m ACF from centre of site to Cottenham
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide nou)
Corroor	00110011	0.6km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		village college.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
Cycle Roules	routes are	AMBLIX = Medium quality on-road path.
		The only evole route in Cottenham is along
	accessible near to	The only cycle route in Cottenham is along
	the site?	Histon Road towards Cambridge. This
		comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily
		trafficked route with a mix of traffic speeds.
		Provision or contribution from this site would
		result in only minor improvement to cycling
		facilities. The site should be able to connect
		to this route.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 17.
00010 (0000)	consider access to	Total Score of 17.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
D: .		00 454 (0)
Distance: bus		GG = Within 400m (6)
stop / rail		100 1057 11 11 11 11 11
station		192m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		A = 31 to 40 minutes (3)

4		
transport journey time to		37 Minutes from Cottenham to Cambridge.
City Centre		37 Millutes from Cottennam to Cambridge.
Distance for		G = 5km to 10km (4)
		G = SKIII (O IOKIII (4))
cycling to City Centre		8.30km ACF from the centre of the site to
Centre		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	K = >000111
Station	proposed train	5,744m ACF from centre of the site to
Station	station?	Waterbeach Station.
Λ 00000	Will it provide safe	AMBER = Insufficient capacity / access.
Access	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	miligation.
	available capacity?	Minor negative effects incapable of
	available capacity?	mitigation. Access constraints - the existing
		access link to the public highway is
		unsuitable to serve the number of units that
		are being proposed and the Highway
		Authority has concerns in relationship to the
		provision of suitable inter vehicle visibility
		splay for this site. Assumption is that a fairly
		large proportion of trips might reasonably be
		accommodated by the A14, but limitations
		on the county's network could result in
		localised diversionary trips on the A14 and
		M11 and this in turn may limit the capacity
		of these routes to accommodate new
		development. Conversely, these
		settlements are reasonably likely to be able
		to be served by public transport or non-
		motorised modes.
Non-Car	Will it make the	GREEN = Significant improvements to
Facilities	transport network	public transport, cycling, walking facilities
. doilidos	safer for public	pasio transport, systing, waiting rasilities
	transport, walking	
	or cycling facilities?	

	Site Information	
	Development Sequence	Rural Centre
	Site reference number(s): SC128	
	Consultation Reference numbers:	

Site name/address: Land at Rampton Road, Cottenham

Map:



Site description: The site lies to the north west of Cottenham, to the north of Rampton Road. It comprises agricultural land surrounding Rampthill Farm, and is itself surrounded by further agricultural land. An area of community woodland is situated to the north west of the site. To the south east is flat, open arable land before a collection of agricultural buildings, allotments, King George's field, and the play areas associated with the primary and nursery schools and the residential development of the village begins. Apart from boundary planting at the edge of Cottenham and hedging on Rampton Road, and a fragmented hedge east of the catchwater drain to the north west, the site is open with few trees. The site is in an elevated position and slopes down to the west from relatively high land at the edge of the village. There are long views to and from the site over the flat fen landscape to the north and west.

Current use(s): Agricultural

Proposed use(s): Approximately 300 dwellings with community uses (e.g. land for new primary school if needed) and public open space

Site size (ha): South Cambridgeshire: 9.77 ha

Potential residential capacity: 220 dwellings (30 dph)

LAND	ID				
PDL	Would development make use of previously developed		RED = Not on PDL		

	land?		
Agricultural	Would		AMBER = Minor loss of grade 1 and 2 land
Land	development lead		7 (WIDEIX = Willion 1000 of grado 1 and 2 fand
20.10	to the loss of the		Minor loss of best and most versatile
	best and most		agricultural land (Grades 1 and 2) - a small
	versatile		site (total site area over 9 ha.) with
	agricultural land?		approximately 2/3 the site is Grades 1 and
	agriculturariaria.		2.
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION	1	•	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact
	sites result in an		
	adverse		Development unlikely to impact on air
	impact/worsening		quality. Site lies in an area where air quality
	of air quality?		acceptable.
AQMA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,		A14
	the M11 or the		
	A14?		
Pollution	Are there potential		AMBER = Adverse impacts capable of
	Odour, light noise		adequate mitigation
	and vibration		
	problems if the site		Development compatible with neighbouring
	is developed, as a		uses. Some minor to moderate additional
	receptor or		road traffic noise generation impact on
	generator		existing residential due to development
	(including		related car movements but dependent on
	compatibility with		location of site entrance. Possible noise
	neighbouring		from Rampthill Farm to the south as
	uses)?		proposals would be closer than existing
			residential. No history of complaints. Minor
Contouring	la thana mara-1911		to moderate risk.
Contamination	Is there possible		AMBER = Site partially within or adjacent to
	contamination on		an area with a history of contamination, or
	the site?		capable of remediation appropriate to
			proposed development (potential to achieve
			benefits subject to appropriate mitigation)
			The adjoining land is partly in industrial /
			commercial use (sawmill) and may have
			contaminated land. Potential for minor
			benefits through remediation of minor
			contamination.
Water	Will it protect and		GREEN = No impact / Capable of full
vvaloi	where possible		mitigation
	enhance the quality		111113011011
	of the water		Assumptions for a neutral impact are that
	environment?		appropriate standards and pollution control
	On the online on the		measures will achieved through the
			development process, e.g. as part of
			Last stophilotic process, e.g. as part of

	-1		Custoinable Desirana Customa (Custo)
DIODIVED CITY	<u> </u> /		Sustainable Drainage Systems (Suds).
BIODIVERSITY	-		CDEEN Door not contain in not adiabate
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		Development would create minor opportunities for new Green Infrastructure as the promoter proposes open space provision. It may be possible to link to the Cottenham Lode footpath from Rampton to Broad Lane, Cottenham runs along raised land approximately 400m to the north.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
	landscape character?		Development of this scale would be a very significant addition to Cottenham. It would be highly visible from the west and north

	1		
Townscape	Will it maintain and		and would form a new skyline when approached from the west. It would place considerable pressure physically and visually onto the nearby community woodland. Landscape impact likely to be significant (prominent site, merging separate farmstead with village edge). It would be possible to develop at least part of the site, retaining strong, wide buffer zones between the woodland and new development. Careful design will be needed to reduce the impacts of the bulk of the development and the skyline. Careful design would also be needed integrate the development into the flat landscape to the north and east. RED = Significant negative impact on
	enhance the diversity and distinctiveness of		townscape character, no satisfactory mitigation measures possible.
	townscape character, including through appropriate design and scale of development?		Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - Development of this scale would be a very significant addition to Cottenham. It would be highly visible from the west and north and would form a new skyline when approached from the west. This part of the village is linear in character and development of this size would have an adverse impact on townscape character.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	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)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). 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.
CLIMATE CHAI		I	
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply

Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed. Flood Zone 3 adjoins to the north west of the site and there have been reports of flooding 4-10 years ago on Rampton Road approximately 150m from the NW of the site.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 0.3km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 304m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	R = >800m 893m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health	R = >800m

		1044 A0E4
	centre or GP	841m ACF from centre of site to The
	service?	Cottenham Surgery.
Key Local Facilities	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local services and	New facilities or improved existing facilities
	facilities including	New facilities or improved existing facilities are proposed of minor benefit. Promoter
	health, education	proposes residential-led development with
	and leisure (shops,	community uses (e.g. land for new primary
	post offices, pubs	school if needed) and public open space.
	etc?)	consortii noodod, ama paamo opon opaasi
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		New facilities or improved existing facilities
		are proposed of minor benefit. Promoter
		proposes residential-led development with
		community uses (e.g. land for new primary
Integration	How well would the	school if needed) and public open space. RED = Limited scope for integration with
Integration with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communico	with existing	separated by non residential land does
	communities?	Poorly related and out of character with the
		existing linear built up area. Separated from
		the main part of the village by open areas
		used for allotments and school playing
		fields.
ECONOMY	T =	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation particularly in	Multiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge, town, district and	indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
	local centres?	willon include retail, offices, of leisure uses.
Employment -	How far is the	RED = >3km
Accessibility	nearest main	70KH
	employment	4.9km ACF from centre of site to South
	1 1 -7	

	centre?	Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. 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. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	RED = School capacity not sufficient, constraints cannot be appropriately mitigated. UPDATE: The SHLAA update records that there is no capacity to further extend the primary school. Development of this scale would not be sufficient to deliver a new primary school. (Score changed from Amber to Red.)
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m 514m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?	A = 1 to 3 km 1.1km ACF from centre of site to Cottenham Village College.
TRANSPORT Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would

		result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 15.
Distance: bus stop / rail station		G = Within 600m (4) 238m ACF from the centre of the site to the nearest bus stop (106 service). 494m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport		G = 20 minute frequency (4) 106 service - less than hourly service. Citi 8 - 20 Minute Service.
Public transport journey time to City Centre		A = 31 to 40 minutes (3)43 Minutes from Cottenham to Ely.37 Minutes from Cottenham to Cambridge.)
Distance for cycling to City Centre		G = 5km to 10km (4) 9.32km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,505m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. The Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for the junction on land to the north western end of the site, but a junction located to the south western side of the site would be acceptable. Assumption is that a fairly large proportion of trips might

		reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes
Non-Car Facilities	Will it make the transport network	AMBER = No impacts
Facilities	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information

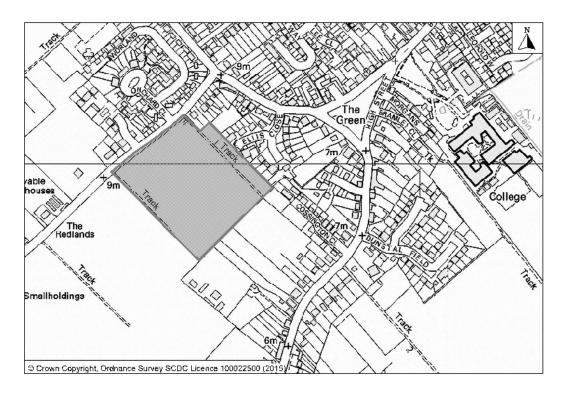
Development Sequence Rural Centre

Site reference number(s): SC129

Consultation Reference numbers: 24 (I&O 2012)

Site name/address: Land south of Ellis Close and East of Oakington Road, Cottenham

Мар:



Site description: This site is located to the south of residential properties in Ellis Close, situated east of Oakington Road, on the south western side of Cottenham. Residential properties with long rear plots, on Histon road, bound the site on the south eastern side. The majority of the site comprises a large agricultural field and there are two built structures in the north corner associated with this use. A strip of land along the northern part of the site, immediately adjacent to properties in Ellis Close, is in use as allotments. Two tracks run through the site, one close to the northern boundary and the other along the southern boundary of the site. The site is well defined on three sides by mature hedgerow, but is exposed to long distance views to the south and west.

Note: the site is located to the north west of several other sites (sites 123, 263, 124 and 125).

Current use(s): Agricultural

Proposed use(s): 132 dwellings with public open space

Site size (ha): South Cambridgeshire: 4.4 ha.

Potential residential capacity: 99 dwellings (30 dph)

LAND				
PDL	Would		RED = Not on PDL	
	development make			
	use of previously			

	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	in a second seco
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	•	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
•	development of the	impact
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator(including	existing residential due to development
	compatibility with	related car movements but dependent on
	neighbouring	location of site entrance
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
PIODIVED CITY	,	Sustainable Drainage Systems (Suds).
BIODIVERSITY	Will it conserve	GREEN - Doos not contain is not adispant
Designated Sites		GREEN = Does not contain, is not adjacent
JILE'S	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	

	11		1
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure?)		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Development would create minor
	green		opportunities for new Green Infrastructure
	infrastructure?		as the promoter proposes open space
LANDOGADE	TOWNSOADE AND O	UL TUDAL III	provision.
	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		Min on Nie weither James et /D
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The character of this part of the village is
			linear, with long rear gardens. Development
			of this site would create a large area of
			residential development in a cul-de-sac, in a
			prominent location, which would alter the
			current rural character and setting of the
			village and impact on the purposes and
T	MCH it as all this is		function of the Green Belt in this location.
LIOWINGCOON	Will it maintain and		AMBER = negative impact on townscape
Townscape	and an artist of the state of t		character, incapable of mitigation.
Townscape	enhance the		, ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '
Townscape	diversity and		
Townscape	diversity and distinctiveness of		Minor Negative Impact (development
Townscape	diversity and distinctiveness of townscape		Minor Negative Impact (development conflicts with townscape character, minor
Townscape	diversity and distinctiveness of		Minor Negative Impact (development

	appropriate design and scale of development?	linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the current rural character and setting of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	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)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Adverse effect on setting of Grade II listed Moretons Charity Almshouses to the east of the site as northern edge of site obscures rural context, views and backdrop for these buildings. 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.
CLIMATE CHAI	NGE	
Renewables Flood Risk	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk
	Is site at flood risk?	Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
	_	 CDEEN - Acquirect minimum on site
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space as the promoter proposes provision of open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER = 400 - 800m 726m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact

T		<u></u>
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
D: /	Showpeople?	B 000
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	861m from the centre of the site to a point
	centre?	along the High Street / B1049. Services and
		facilities run a long way along Cottenham
Diotopoo City	How far is the site	High Street. R = >800m
Distance: City Centre		K = >000111
Centre	from edge of	
	defined Cambridge City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	N = 2000III
301 1100	centre or GP	915m ACF from centre of site to Firs House
	service?	Surgery, Cottenham.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominos	of key local	Satisfactory miligation proposedy.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	33 7 3 1 5 P 1 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
500110111/	communities?	
ECONOMY Deprivation	Doop it address	AMPED Not within an adjacent to the 400/
Deprivation	Does it address pockets of income	AMBER = Not within or adjacent to the 40%
(Cambridge)		most deprived Super Output Areas within
	and employment deprivation	Cambridge according to the Index of Multiple Deprivation 2010.
	particularly in	ividitiple Deprivation 2010.
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	

	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	shopping	vitality and viability of existing centres
		vitality and viability of existing centres
	hierarchy,	Dayolonment would have no effect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.2km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
	bioadbaild:	were to be developed. The sewerage
		network is approaching capacity and will
Education	Is there sufficient	require investigation and possibly mitigation.
Education		RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	602m ACF from centre of site to Cottenham
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	·
		0.6km ACF from centre of site to Cottenham
		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
3,0.0 1100100	routes are	less than 1.5m width with medium volume of
	100100 are	1000 than 1.0th width with medialit volume of

	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local facilities/school. Poor quality off road path.
		The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to	Total score of 17.
	and quality of public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		213m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of Public Transport		G = 20 minute frequency (4)
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		37 Minutes from Cottenham to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		8.50km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or	R = >800m
Station	proposed train station?	5,878m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the	GREEN = No capacity / access constraints identified that cannot be fully mitigated
	highway network, where there is available capacity?	No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the

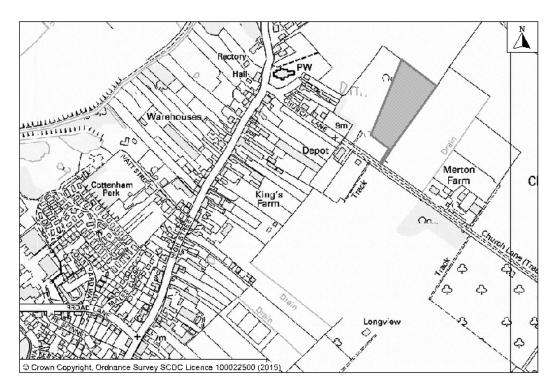
		capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC241	

Consultation Reference numbers:

Site name/address: The Woodyard, Cottenham

Мар:



Site description: The site lies slightly removed from the village framework on the north eastern side of Cottenham. The site is agricultural land that lies to the rear of an area of rough ground fronting Church Lane, a single track lane with limited passing places. With the exception of hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south.

Note: the site is not adjacent to the village framework and can only be considered as part of a larger site with Site 269.

Current use(s): Agricultural

Proposed use(s): Approximately 50 dwellings with public open space

(note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)

Site size (ha): South Cambridgeshire: 1.22 ha:

Potential residential capacity: 25 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	

	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	7 mb2rt minor loss of grade francia 2 land
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	•	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
•	development of the	impact
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. A depot located
	neighbouring	immediately to the south but use unknown
	uses)?	and may require further assessment.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
10.	the site?	000000000000000000000000000000000000000
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Accumptions for a navital impost on the
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY	<u> </u> '	Journaliane Dialiage Systems (Suus).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Oiles	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	greenopass. No or negligible impacts
	interest, and	
	geodiversity?	
	1 3304.10.010, .	

(Including	
International and	
locally designated	
sites)	
Biodiversity Would AMBER = Development would h	ave a
development negative impact on existing feati	ures or
reduce habitat network links but capable of app	
fragmentation, mitigation	•
enhance	
native species, and Assumptions for a neutral impact	t are that
help deliver habitat existing features that warrant ref	
restoration (helping be retained or appropriate mitigation)	
to achieve achieved through the development	
Biodiversity Action	on process.
Plan targets, and	
maintain	
connectivity	
between green	
infrastructure)?	
TPO Are there trees on GREEN = Site does not contain	or adjoin
site or immediately any protected trees	
adjacent protected	
by a Tree	
Preservation Order	
(TPO)?	
Green Will it improve AMBER = No significant opportu	inities or
Infrastructure access to wildlife loss of existing green infrastructure	ure capable
and green spaces, of appropriate mitigation	•
through delivery of	
and access to Development would create mino	r
green opportunities for new Green Infra	
infrastructure? as the promoter proposes open	
provision	- P - C - C - C - C - C - C - C - C - C
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	
Landscape Will it maintain and RED = Significant negative impa	oct on
enhance the landscape character, no satisfact	
diversity and mitigation measures possible.	otor y
distinctiveness of	
	/olonmont
landscape Significant Negative Impact (Development of Conflicts with landscape character)	•
I I	
significant negative impacts inca	•
mitigation) - The land forms an i	
part of the setting of this part of	
sensitive part of Cottenham. Pre	
planning applications have been	
development in this location wou	
constitute a sporadic form of dev	•
detached from the village, and w	ould
represent an intrusion into open	
countryside.	
Townscape Will it maintain and RED = Significant negative impa	ct on
Townscape Will it maintain and RED = Significant negative impa	
enhance the townscape character, no satisfaction	
· · ·	

	townscape character, including through appropriate design and scale of development?	Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	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)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street . The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. 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.
CLIMATE CHAI		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
HUMAN HEALT	│ ΓH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
	space?	Development would create minor opportunities for new public open space as the promoter proposes provision of open

		anage as part of the development
Distance	Harri famila da a	space as part of the development.
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	47 405 () (1) 11 11
Facilities	sports facilities?	1.7km ACF from centre of the site to
		Cottenham Recreation Ground.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,577m ACF from centre of the site to
	teenagers?	Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,176m from the centre of the site to a point
	centre?	along the High Street / B1049. Services and
		facilities run a long way along Cottenham
		High Street.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1 - 2 000m
Contro	defined Cambridge	
	City Centre?	
	Oity Ochire:	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,071m ACF from centre of site to The
	service?	Cottenham Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominoo	of key local	dationationy minigation proposed.
	services and	
	services and facilities including	
	services and facilities including health, education	
	services and facilities including health, education and leisure (shops,	
	services and facilities including health, education and leisure (shops, post offices, pubs	
Community	services and facilities including health, education and leisure (shops, post offices, pubs etc?)	GPEEN - Davolonment would not load to
Community	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage	GREEN = Development would not lead to
Community Facilities	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable	the loss of any community facilities or
	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in	the loss of any community facilities or replacement / appropriate mitigation
	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community	the loss of any community facilities or
Facilities	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities?	the loss of any community facilities or replacement / appropriate mitigation possible
Facilities Integration	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the	the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with
Facilities Integration with Existing	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on	the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or
Facilities Integration	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate	the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with
Facilities Integration with Existing	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing	the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
Facilities Integration with Existing	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate	the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site does not relate well with the built area
Integration with Existing	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing	the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site does not relate well with the built area unless developed in conjunction with
Integration with Existing Communities	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing	the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site does not relate well with the built area
Integration with Existing	services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing	the loss of any community facilities or replacement / appropriate mitigation possible RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site does not relate well with the built area unless developed in conjunction with

T		
I -		most deprived Super Output Areas within
		Cambridge according to the Index of
deprivation		Multiple Deprivation 2010.
particularly in		
· · · · · · · · · · · · · · · · · · ·		CDEEN. No offeet or would support the
- I		GREEN = No effect or would support the
		vitality and viability of existing centres
		Development would have no effect on
		vitality or viability of existing centres. The
9		indicator is likely to apply particularly to sites
town, district and		which include retail, offices, or leisure uses.
local centres?		
How far is the		RED = >3km
nearest main		
employment		6.2km ACF from centre of site to South
. ,		Cambridgeshire 006D (Histon, including
		Vision Park)
Would		G = No loss of employment land / allocation
		is for employment development
-		is is. Simple yillorit dovolopillorit
		CDEEN - Evicting infrastructure likely to be
•		GREEN = Existing infrastructure likely to be
		sufficient
,		Development of the state of the
		Development can use existing capacity in
		utilities infrastructure. However, there is
J		insufficient spare mains water capacity
communications		within the distribution zone to supply the
infrastructure and		number of proposed properties which could
broadband?		arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Is there sufficient		RED = School capacity not sufficient,
		constraints cannot be appropriately
		mitigated.
oupaoity:		magatou.
		LIDDATE: The SHLAA undete records that
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
I I I a f a m ! a . (b. a		LD . 000
How far is the nearest primary		R = >800m
	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? How far is the nearest main employment centre? Would development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? How far is the nearest main employment centre? Would development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity?

Cahaal	school?	4 FOAm ACE from control of site to
School	SCHOOL?	1,521m ACF from centre of site to Cottenham Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	71 - 1 10 0 Km
School	school?	1.7km ACF from centre of site to Cottenham
001.001	00110011	Village College.
TRANSPORT	<u> </u>	· malge comego:
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
		The only cycle route in Cottenham is along
		Histon Road towards Cambridge. This
		comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds.
		Provision or contribution from this site would
		result in only minor improvement to cycling
		facilities.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	below
Score (SCDC)	been developed to	T-(-) (40
	consider access to	Total score of 10.
	and quality of public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		RR = Beyond 1,000m (0)
stop / rail		
station		310m ACF from the centre of the site to the
		nearest bus stop (X8).
		4.440 - 405 (
		1,142m ACF from the centre of the site to
Fraguerates		the nearest bus stop (Citi 8).
Frequency of Public		G = 20 minute frequency (4)
Transport		X8 - less than hourly service.
Transport		AC 1003 than notify solvide.
		Citi 8 - 20 Minute Service.
Public		A = 31 to 40 minutes (3)
transport		, ,
journey time to		X8 - 34 Minutes from Cottenham to
City Centre		Cambridge.
		0% 0 07 Minut 1 0 %
		Citi 8 - 37 Minutes from Cottenham to

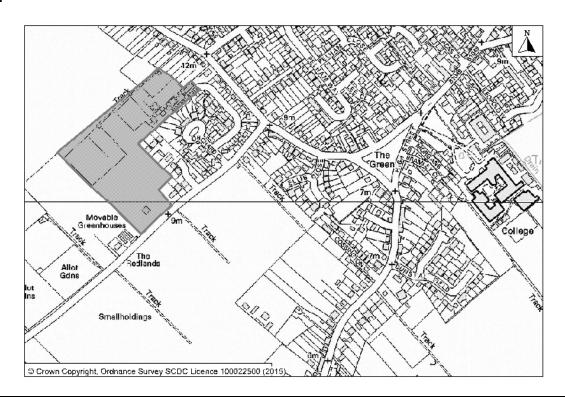
		Cambridge.)
Distance for cycling to City Centre		A = 10km to 15 km (3) 10.13km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 5,586m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints
		that cannot be adequately mitigated. The access link to the public highway is unsuitable to serve the number of units that are being proposed. However, the Highway Authority believes that the access to site 269 (a junction located on The Woodyard) could also serve site number 241. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and
		this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC260	

Consultation Reference numbers: 22 (I&O 2012)

Site name/address: Land at Oakington Road, Cottenham

Map:



Site description: The site lies on the south western edge of Cottenham to the north of Oakington Road. The majority of the land is agricultural, although a small area of land immediately to the rear of properties in the north eastern corner is not in intensive farming use, and has become overgrown grassland and may be in use as allotments and an orchard. Land fronting Oakington Road to the south comprises grassland with a couple of disused agricultural buildings.

Note: the site has also been submitted as part of a larger site – as site 113.

Current use(s): Paddock / Arable Land

Proposed use(s): 100+ dwellings

Site size (ha): South Cambridgeshire: 4.90 ha

Potential residential capacity: 110 dwellings (30 dph)

LAND	LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL	
Agricultural Land	Would development lead		AMBER = Minor loss of grade 1 and 2 land	

	to the loss of the best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 1
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process, e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	1		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		G .
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		domeved imough the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN OF L
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE. 1	OWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
Zanaccapo	enhance the		character, incapable of mitigation.
	diversity and		character, meapable of finingation.
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	Character:		
			The site is very exposed to views across the flat, arable land of the Green Belt to the
			, and the second
			south, which is open to the Oakington Road
			frontage. The site has a rural character, and
	Ī.	the state of the s	LOTOUTOR A ROTT ADDA AT THIS ANTRANCA TA THA
			creates a soft edge at this entrance to the
			village. Development of this site, with its
			village. Development of this site, with its long plot depth would result in a cul-de-sac
			village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of
			village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental
			village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear
			village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village.
Townscape	Will it maintain and		village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear
Townscape	Will it maintain and enhance the		village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village.
Townscape			village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village. AMBER = negative impact on townscape
Townscape	enhance the		village. Development of this site, with its long plot depth would result in a cul-de-sac that is out of character with the rest of Cottenham and thus have a detrimental impact on the character of this linear approach to the village. AMBER = negative impact on townscape

	T = -	
	character, including	negative impacts incapable of mitigation) -
	through	incompatible with linear street pattern
	appropriate design	characteristic of approach roads into
	and scale of	Cottenham.
	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHAI	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
HUMAN HEALT	│ 「H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
' '	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	'
	space?	Neutral impact (existing features retained or
	'	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.6km ACF from centre of the site to
		Cottenham Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	
	for children and	653m ACF from centre of the site to
	teenagers?	Cottenham Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	· ····· · · · · · · · · · · · · · · ·
.14.51101	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
Distance. District or	from the nearest	K = 2000III
טוטנווטנ טו	ווטווו נוופ וופמופטנ	

Local Centre	District or Local centre?	1,001m from the centre of the site to a point along the High Street / B1049. Services
	contro!	and facilities run a long way along Cottenham High Street.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R =>800m 1,077m ACF from centre of site to The Cottenham Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and	GREEN = No effect or would support the vitality and viability of existing centres. 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.

	local contrac?	1
Employment	local centres? How far is the	RED = >3km
Employment - Accessibility	nearest main	NED = >3KIII
Accessibility	employment	4.3km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	CCHIIC:	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
Education	Is there sufficient	require investigation and possibly mitigation. RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Capacity	capacity?	mitigated.
	capacity:	mingated.
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	630m ACF from centre of site to Cottenham
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	O Olive A OF from a sector of all 10 O 11
		0.8km ACF from centre of site to Cottenham
TDANSDADT		Village College.
TRANSPORT Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
		asse, series. 1 ser quality on road patri
		The only cycle route in Cottenham is along
		Histon Road towards Cambridge. This
		comprises a mix of on- and off-road
		provision, of variable quality. It is a heavily

	T	
		trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus stop / rail station		GG = Within 400m (6) 364m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 37 Minutes from Cottenham to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.64km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 6,197m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts

safer for public	
transport, walking	
or cycling facilities?	

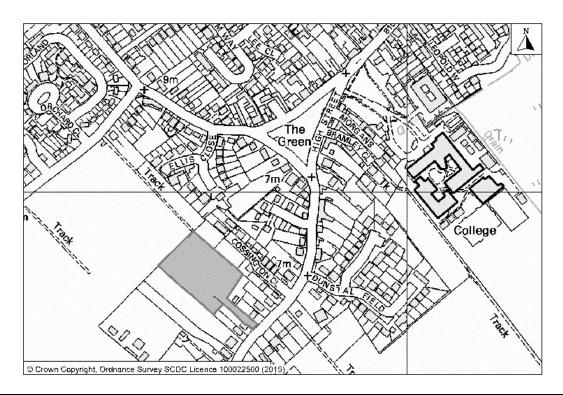
Site Information	
Development Sequence	Rural Centre

Site reference number(s): SC263

Consultation Reference numbers: 26 (I&O 2012)

Site name/address: Land to the rear of 34 - 46 Histon Road, Cottenham

Map:



Site description: This site is located to the rear of a line of residential properties with long plots situated on the north western side of Histon Road, Cottenham, located towards the southern end of the village.

The land lies to the rear of gardens to numbers 34-46 Histon Road. It includes a strip of land adjacent to number 38 where there is a gated access from Histon Road to an agricultural building and land at the rear. The field is grassland, separated from a large arable field to the north with a hedgerow. The eastern and western boundaries are much more open.

Note: there is significant overlap with site 123.

Current use(s): Hay Making

Proposed use(s): 55-95 dwellings

Site size (ha): South Cambridgeshire: 1.04 ha

Potential residential capacity: 21 dwellings (30 dph).

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	
	developed	

	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land.
Land	development lead	ANDLIN = MINOR 1055 of grade 1 and 2 land.
Lanu	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 1.
	agricultural land?	Site but all Grade 1.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willierais	sterilisation of	safeguarded area.
	economic mineral	Salegualueu alea.
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the	impact
	sites result in an	impact
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AGIVIA	near to an AQMA,	A14
	the M11 or the	\ \frac{\chi_4}{\chi_2}
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
1 Ollution	Odour, light noise	adequate mitigation
	and vibration	adequate mitigation
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance.
	neighbouring	location of oile chiralice.
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamilation	contamination on	area with a history of contamination
	the site?	area with a motory of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	95.0011
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	,	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
2 <u>.</u>	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	g. cospace. He di Hegigibio impacto
	interest, and	
	geodiversity?	
	(Including	
	\	

	Transaction		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The character of this part of the village is
			linear, with long rear gardens. Development
			of this site would create a large area of
			residential development in a cul-de-sac, in a
			prominent location, which would alter the
			current rural character and setting of the
			village and impact on the purposes and
			function of the Green Belt in this location.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	townoodpo		commete with townloape onaractor, millor

	1	
	character, including through appropriate design and scale of development?	negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. Development of this site would create a large area of residential development in a cul-de-sac, in a prominent location, which would alter the character of this largely ribbon part of the settlement.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical,	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Neutral impact (existing features retained, or appropriate mitigation possible). 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.
CLIMATE CHAI		
Renewables	Will it support the	AMBER = Standard requirements for
renewables	use of renewable energy resources?	renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
_	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.8km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 852m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation	AMBER = No Impact

	1	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or	from the nearest	
Local Centre	District or Local	861m from the centre of the site to a point
	centre?	along the High Street / B1049. Services and
		facilities run a long way along Cottenham
		High Street.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1. 7 555111
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = >000III
Service	centre or GP	867m ACF from centre of site to Firs House
Vav. Land	service?	Surgery, Cottenham.
Key Local Facilities	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
		l the leas of any community facilities or
Facilities	and enable	the loss of any community facilities or
Facilities	and enable engagement in	replacement / appropriate mitigation
Facilities	engagement in community	l
Facilities	engagement in	replacement / appropriate mitigation
Facilities	engagement in community	replacement / appropriate mitigation
Facilities	engagement in community	replacement / appropriate mitigation possible
Facilities	engagement in community	replacement / appropriate mitigation possible No facilities lost, and no new facilities
	engagement in community	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Facilities Integration with Existing	engagement in community activities?	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the
Integration	engagement in community activities? How well would the development on	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Integration with Existing	engagement in community activities? How well would the development on the site integrate	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Integration with Existing	engagement in community activities? How well would the development on	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Integration with Existing Communities	engagement in community activities? How well would the development on the site integrate with existing	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration
Integration with Existing Communities	engagement in community activities? How well would the development on the site integrate with existing	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities
Integration with Existing Communities ECONOMY Deprivation	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40%
Integration with Existing Communities	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
Integration with Existing Communities ECONOMY Deprivation	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
Integration with Existing Communities ECONOMY Deprivation	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
Integration with Existing Communities ECONOMY Deprivation	engagement in community activities? How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of

		Las no la caracteria de
	shopping	vitality and viability of existing centres
	hierarchy,	Davidana and consulable and an affect an
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	252
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	4.2km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	10/ l -l	Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land, or deliver new	
Utilities	employment land? Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient
	in key community	Sumolent
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
	broadbaria:	were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
Capacity	capacity?	mitigated.
	capacity.	Tintigatou.
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	690m ACF from centre of site to Cottenham
		Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	,
		0.4km ACF from centre of site to Cottenham
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	The only cycle route in Cottenham is along
	the site?	Histon Road towards Cambridge. This

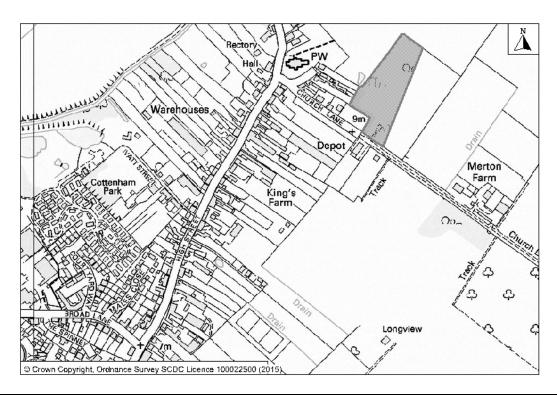
		,
		comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities. The site should be able to connect to this route.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 17
Distance: bus stop / rail station		GG = Within 400m (6) 269m ACF from the centre of the site to the
Frequency of Public Transport		nearest bus stop. G = 20 minute frequency (4)
Public transport		A = 31 to 40 minutes (3)
journey time to City Centre		37 Minutes from Cottenham to Cambridge.
Distance for cycling to City		G = 5km to 10km (4) 8.64km ACF from the centre of the site to
Distance:	How far is the site	Cambridge Market. R = >800m
Railway Station	from an existing or proposed train station?	5,694m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network,	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
	where there is available capacity?	No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or non-

		motorised modes.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC269	
Consultation Reference numbers:	

Site name/address: Land adjacent to The Woodyard, Cottenham

Мар:



Site description: The site lies adjacent to the village framework on the north eastern side of Cottenham. The site is pasture land accessed off Church Lane, a single track lane with limited passing places. With the exception of trees and hedgerow to the northern and western boundaries, the site is open to views across the flat, arable landscape, particularly from the east and south.

Note: the site is adjacent to Site 241.

Current use(s): Pasture

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 1.42 ha

Potential residential capacity: 29 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead	AMBER = Minor loss of grade 1 and 2 land

	1	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	3
	reserves?	
POLLUTION	1	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 iii Quality	development of the	impact
	sites result in an	Impaot
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
		1
A O N A A	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements but dependent on
	compatibility with	location of site entrance. A depot located
	neighbouring	immediately to the south but use unknown
	uses)?	and may require further assessment.
	4.555).	and may require farmer decessions.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamilation	contamination on	area with a history of contamination
	the site?	area with a filotory of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
vvalei	where possible	mitigation
	-	Illingation
	enhance the quality	Assumentions for a noutral impost one that
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY		Lanent n
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	i	

	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		i minganon
	native species, and		Assumptions for a poutral impact are that
	help deliver habitat		Assumptions for a neutral impact are that existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved infought the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
11 0	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - The land forms an important
			part of the setting of this part of historically
			sensitive part of Cottenham. Previous
			planning applications have been refused as
			development in this location would
			constitute a sporadic form of development,
			detached from the village, and would
			represent an intrusion into open
Townscano	Will it maintain and		countryside. RED = Significant negative impact on
Townscape	enhance the		· ·
			townscape character, no satisfactory
	diversity and distinctiveness of		mitigation measures possible.
			Significant Negative Impact (Development
	townscape		Significant Negative Impact (Development

Green Belt	character, including through appropriate design and scale of development?	conflicts with townscape character, with significant negative impacts incapable of mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to All Saints Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. GREEN = No impact or Minor positive
	the development of this site have on Green Belt purposes?	impact on Green Belt purposes
Heritage	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)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - The land forms an important part of the setting of this part of historically sensitive part of Cottenham, including the Grade I Listed Church of All Saints and other Grade II Listed Buildings along High Street. The VDS recognises the importance of this area on the wider setting of Cottenham, with important views to the Church. Also an area identified as a vista that contributes to the character and attractiveness of Cottenham and should be protected. 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.
CLIMATE CHAI		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance:	How far is the	AMBER = 1-3km

Outdoor Sport Reacilities? Distance: Play Facilities Distance: Play Facilities Outlethnam Recreation Ground. RED =>800m AMBER = No Impact the nearest play space for children and teenagers? Gypsy & Traveller AMBER = No Impact AMBER = No Impact Traveller Distance: District or Local centre? District or Local centre? Distance: City Centre Distance: City Centre Distance: City Centre Distance: Gyp Service Amber = No Impact 1,146m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street R ⇒800m 1,32m ACF from centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street R ⇒800m Traveller Distance: City Centre? Distance: GP Service Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsect?) Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsect?) Community Facilities Integration with Existing Communities? ECONOMY Deprivation Does it address pockets of income 1,68m ACF from centre of the site to Cottenham Recreation Ground. RED ⇒800m R = >800m 1,146m from the centre of the site to a point along the High Street / B1049. Services and facilities run a long way along Cottenham High Street. R =>800m 1,032m ACF from centre of site to The Cottenham Surgery. AMBER = No Impact the site to a point along the High Street. R =>800m 1,032m ACF from centre of site to The Cottenham Surgery. AMBER = No Impact the site to a point along the High Street. R =>800m 1,032m ACF from centre of site to The Cottenham Surgery. AMBER = No Impact the site to a point along the High Street. R =>800m 1,032m ACF from centre of site to The Cottenham Surgery. AMBER = No Impact the site to a point along the site of the development. AMBER = No Impact the site to a point along the site of the site of		1	
Distance: Play How far is the nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Traveller and Travelrer and Traveller a	Outdoor Sport	nearest outdoor	
Distance: Play How far is the nearest play space for children and teenagers?	Facilities	sports facilities?	
Facilities nearest play space for children and teenagers? 1,524m ACF from centre of the site to Cottenham Recreation Ground. AMBER = No Impact			Cottenham Recreation Ground.
for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers and Travellers and Traveller bistrict or Local Centre District or Local Centre Postrict Post	Distance: Play	How far is the	RED = >800m
for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelrers and	Facilities	nearest play space	
Itenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travell			1.524m ACF from centre of the site to
Will it provide for the accommodation needs of Gypsies and Travellers and Travelres a			
Traveller the accommodation needs of Gypsies and Travelling Showpeople? Distance: District or Local Centre	Gynsy &		
accommodation needs of Gypsies and Travelling Showpeople? Distance: District or Local Centre District or Local Centre: District or District or Local Centre: District or Local Centre: District or Dist		•	AMBER = No Impact
needs of Gypsies and Travelling Showpeople? Distance: District or Local Centre District or Local Centre District or Local centre? Distance: City Centre Distance: City Centre Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service Distance: GP Service Cambridge City Centre? Distance: GP Service City Centre or GP Service R =>800m R =>80m R =>800m R =>800m R =>800m R =>800m R =>800m R =>800m R =>800m R =>800m	Travellel		
and Travellers and Travellers and Travellers (Showpeople) Distance: District or Local centre? District or Local centre? District or Local centre? District or Local centre? Distance: City Centre			
Travelling Showpeople? Distance: How far is the site from the nearest District or Local Centre? District or Local centre or GP service or GP service? Distance: GP How far is the nearest health centre or GP service? Key Local Facilities of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration with Existing communities? Distance: GP How far is the site from edge of defined Cambridge City Centre? Responsible Responsibile Responsible Responsibile Responsible Responsibile Responsibile Responsibile Responsibilities (and no new facilities proposed directly as a result of the development. Distance: City How far is the site to a point along the High Street / B1049, Services and facilities run a long way along Cottenham High Street. R =>800m R =>800m AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed directly as a result of the development. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities? ECONOMY Deprivation Does it address AMBER = Not within or adjacent to the 40%		, .	
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Distance: District or District or Local Centre Distance: City Centre Distance: GP Gefined Cambridge City Centre Distance: GP Service Distance: GP Ser		_	
District or Local Centre District or Local centre District or Local centre		Showpeople?	
Local Centre District or Local centre?	Distance:	How far is the site	R = >800m
Centre C	District or	from the nearest	
Centre C	Local Centre	District or Local	1.146m from the centre of the site to a point
Distance: City Centre Distance: GP Service Distance: GP Service Distance: GP Service Mill it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Integration Will would the development of the site integrate with existing communities? Distance: GP Service How far is the nearest health centre or GP service? R =>800m R =>800m R =>800m AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities or replacement / appropriate mitigation with existing communities No facilities lost, and no new facilities or replacement / appropriate mitigation with existing communities AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40%		centre?	
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Centre or GP Service? Cottenham Surgery.	Distance: GP	How far is the	R =>800m
Service? Cottenham Surgery.	Service	nearest health	
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Deprivation Does it address AMBER = Not within or adjacent to the 40%		communities?	
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(Cambridge) pockets of income most deprived Super Output Areas within	•		<u> </u>
	(Cambridge)	pockets of income	most deprived Super Output Areas within

	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
		which include retail, offices, of leisure uses.
Francisco (local centres?	RED = >3km
Employment -	How far is the	RED = >3KM
Accessibility	nearest main	
	employment	6.2km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
		Vision Park)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	. , , , , , , , , , , , , , , , , , , ,
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	•	
	level of investment	sufficient
	in key community	
	services and	Development can use existing capacity in
	infrastructure,	utilities infrastructure. However, there is
	including	insufficient spare mains water capacity
	communications	within the distribution zone to supply the
	infrastructure and	number of proposed properties which could
	broadband?	arise if all the SHLAA sites within the zone
		were to be developed. The sewerage
		network is approaching capacity and will
		require investigation and possibly mitigation.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		UPDATE: The SHLAA update records that
		there is no capacity to further extend the
		primary school. Development of this scale
		would not be sufficient to deliver a new
		primary school.
		(Score changed from Green to Red.)
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,478m ACF from centre of site to
- -		,

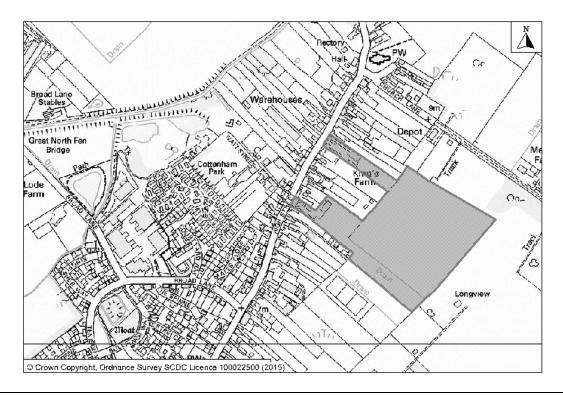
		Cottenham Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	A - 1 10 3 KIII
School	school?	1.7km ACF from centre of site to Cottenham
	00110011	Village College.
TRANSPORT		· maige contiger
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. The only cycle route in Cottenham is along Histon Road towards Cambridge. This comprises a mix of on- and off-road provision, of variable quality. It is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in only minor improvement to cycling facilities.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total score of 10.
Distance: bus		R= Beyond 1,000m (0)
stop / rail station		231m ACF from the centre of the site to the nearest bus stop (X8).
		1,108m ACF from the centre of the site to the nearest bus stop (Citi 8).
Frequency of		G = 20 minute frequency (4)
Public Transport		X8 - less than hourly service.
		Citi 8 - 20 Minute Service.
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		X8 - 34 Minutes from Cottenham to Cambridge.
		Citi 8 - 37 Minutes from Cottenham to Cambridge.
Distance for		A = 10km to 15 km (3)

cycling to City Centre		10.15km ACF from the centre of the site to Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train	R = >800m 5,659m ACF from centre of the site to
Access	station? Will it provide safe access to the highway network, where there is available capacity?	Waterbeach Station. GREEN = No capacity / access constraints identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved. Assumption is that a fairly large proportion of trips might reasonably be accommodated by the A14, but limitations on the county's network could result in localised diversionary trips on the A14 and M11 and this in turn may limit the capacity of these routes to accommodate new development. Conversely, these settlements are reasonably likely to be able to be served by public transport or nonmotorised modes.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC316	
Consultation Reference numbers:	

Site name/address: Land to rear of High Street, Cottenham

Мар:



Site description: The site lies to the east of the High Street, on the north eastern edge of Cottenham. The site adjoins residential properties to the west and open agricultural land to the west. The site comprises residential properties fronting directly onto High Street, with long rear gardens comprising lawn and yard areas (including Kings Farm) to the rear. The remainder of the land is open agricultural land.

Current use(s): Residential, yard and agricultural

Proposed use(s): 100-150 dwellings

Site size (ha): South Cambridgeshire: 7.02 ha.

Potential residential capacity: 158 dwellings (30 dph)

LAND		
PDL	Would	AMBER = Partially on PDL
	development make	·
	use of previously	The site includes residential properties and
	developed	yards, but this is a very small proportion of
	land?	the site.
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	-

	T		<u></u>	
	best and most			
	versatile			
	agricultural land?			
Minerals	Will it avoid the		GREEN = Site is not within an allocated or	
	sterilisation of		safeguarded area.	
	economic mineral			
	reserves?			
POLLUTION	1,4, 1,4			
Air Quality	Would the		GREEN = Minimal, no impact, reduced	
	development of the		impact.	
	sites result in an			
	adverse		Development unlikely to impact on air	
	impact/worsening		quality. Site lies in an area where air quality	
	of air quality?		acceptable.	
AQMA	la tha ait a suithin an			
AQIVIA	Is the site within or		GREEN = >1,000m of an AQMA, M11, or A14	
	near to an AQMA,		A14	
	the M11 or the A14?			
Pollution	Are there potential		GREEN = No adverse effects or capable of	
i GildliGil	Odour, light noise		full mitigation	
	and vibration		Tuli miligation	
	problems if the site		Development would remove various	
	is developed, as a		industrial / commercial type uses that	
	receptor or		creates nuisance, resulting in minor benefits	
	generator		in the local noise climate.	
	(including		in the local holde diffiate.	
	compatibility with			
	neighbouring			
	uses)?			
Contamination	Is there possible		AMBER = Site partially within or adjacent to	
	contamination on		an area with a history of contamination, or	
	the site?		capable of remediation appropriate to	
			proposed development (potential to achieve	
			benefits subject to appropriate mitigation)	
			, ., .	
			A small part of the site was formerly used as	
			a yard and may have contaminated land.	
			Potential for minor benefits through	
			remediation of minor contamination.	
Water	Will it protect and		GREEN = No impact / Capable of full	
	where possible		mitigation	
	enhance the quality			
	of the water		Assumptions for a neutral impact are that	
	environment?		appropriate standards and pollution control	
			measures will achieved through the	
			development process, e.g. as part of	
			Sustainable Drainage Systems (Suds).	
BIODIVERSITY				
Designated	Will it conserve		GREEN = Does not contain, is not adjacent	
Sites	protected species		to designated for nature conservation or	
	and protect sites		recognised as containing protected species,	
	designated for		or local area will be developed as	

	noti ino		areananaa Na ar a aliaikia irra a sta
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		J 1
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		any protostou noos
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
iiiiasiiaciaic	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mitigation
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	iiiiasiiuciuie:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
I ANDSCADE T	I TOWNSCAPE AND C	III TIID AI LII	
	Will it maintain and	OLI UKAL HI	AMBER = negative impact on landscape
Landscape	enhance the		·
	diversity and		character, incapable of mitigation.
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
Townsons	\\/ill it posintsis see!		loss of significant green backdrop.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		0. 75 (N 3)
	townscape		Significant Negative Impact (Development
	character, including		conflicts with townscape character, with
	through		significant negative impacts incapable of

	appropriate design and scale of development?	mitigation) - backland development contrary to single depth development on this part of village, harming the historic linear settlement pattern, and would result in the loss of significant green backdrop.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	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)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - site is within the Conservation Area, adjacent and close to several Grade II Listed Buildings along High Street, including where highway access will be provided. Loss of green backdrop will have a
	monamontoj.	significant impact on their setting.
CLIMATE CHA	NGE	3 , ,
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	carrier se appropriatory addressed.
	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.3km ACF from centre of the site to Cottenham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 1,269m ACF from centre of the site to Cottenham Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact

	T.,	
Distance:	How far is the site	R = >800m
District or	from the nearest	A44
Local Centre	District or Local	814m from nearest centre ACF (Cottenham,
	centre?	High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	735m ACF from centre of site to Cottenham
	service?	Surgery
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dominoo	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	possible
	dollyllios:	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communics	with existing	separated by hon-residential land dises
	communities?	Large area of backland development within
	Communities?	an area characterised by linear
ECONOMY		an area characterised by linear
	Doos it address	AMPER - Not within or adiagont to the 400/
Deprivation (Cambridge)	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites

	P (2 4 2 2	1:
	town, district and local centres?	which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main	RED = >3km
7 toosoolollity	employment centre?	5.8km ACF from centre of site to South Cambridgeshire 006D (Histon, including Vision Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Assumption that the yard is in use for business use, which would mean that development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. Electricity is likely to require reinforcement. 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. Gas is likely to require reinforcement. The sewerage network is approaching capacity and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	RED = School capacity not sufficient, constraints cannot be appropriately mitigated. School capacity not sufficient, but significant issues can be adequately addressed. Insufficient primary and secondary school capacity.
Distance: Primary School	How far is the nearest primary school?	R = >800m 1,188m ACF from centre of site to Cottenham Primary School.
Distance: Secondary School	How far is the nearest secondary school?	A = 1 to 3 km 1.3km ACF from centre of site to Sawston Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local

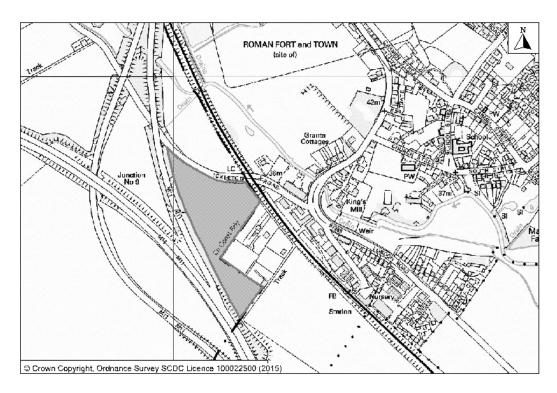
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
I I QI I	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	AWBEN = Goore 10-14 from 4 chiena below
Score (SCDC)	been developed to	Total Score of 14
00010 (0000)	consider access to	10(4) 00010 01 14
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Todi omena belew.	A = Within 800m (3)
stop / rail		(-)
station		258m to nearest bus stop ACF (Cottenham,
		Pastures)
		785m to nearest bus stop ACF (Cottenham,
		Lambs Lane)
Frequency of		G = 20 minute frequency (4)
Public		G = 20 minute frequency (4)
Transport		Less than hourly (106 Service)
		(100 001100)
		20 minute service (Citi 8)
Public		A = 31 to 40 minutes (3)
transport		44 FO Minutes (Catterbane Inset Chreat to
journey time to		41-50 Minutes (Cottenham, Ivatt Street to
City Centre		Ely, Market Street)
		36 Minutes (Cottenham, Lambs Lane to
		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		0 = 3kiii to 10kiii (4)
Centre		9.81km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	5,526m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	, š
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. No capacity
	. ,	constraints identified, safe access can be
		achieved. Assumption is that a fairly large
		proportion of trips might reasonably be
		accommodated by the A14, but limitations
		on the county's network could result in
		localised diversionary trips on the A14 and
		M11 and this in turn may limit the capacity
		of these routes to accommodate new
		development. Conversely, these

		settlements are reasonably likely to be able to be served by public transport or non-motorised modes.
Non-Car Facilities	Will it make the transport network	GREEN = Significant improvements to public transport, cycling, walking facilities
	safer for public transport, walking or cycling facilities?	The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage
		more sustainable transport links both on and off site. This is a large site, so provision or contribution from this site would result in
		significant improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC330	
Consultation Reference numbers:	

Site name/address: Land adjacent to Whiteways, Ickleton Road, Great Chesterford

Мар:



Site description: The site is situated south of Ickleton Road on the western edge of Great Chesterford, on the district boundary. The site is located immediately to the east of the M11, at the point where the A11 joins, and west of the mainline railway line. To the south lies an isolated cluster of houses and additional land submitted for housing. The site comprises an agricultural field, largely surrounded by hedgerow, but open to the Ickleton Road frontage.

Current use(s): Agricultural

Proposed use(s): 60+ dwellings on this site, adjacent site in Uttlesford District Council additional 0.75ha put forward in UDC Draft Local Plan consultation.

Site size (ha): South Cambridgeshire: 3.90 ha.

Potential residential capacity: 88 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small

	T 0	
	versatile	site but all Grade 2.
N.4: 1	agricultural land?	ODEEN O'' ' L''' II L'
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	A large part of the site is within an area
		designated in the Minerals and Waste LDF
		but development would not have a negative
		impact.
POLLUTION		·
Air Quality	Would the	AMBER = Site lies near source of air
·	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	an quanty and a construction
	impact/worsening	Site lies near source of air pollution with
	of air quality?	minor negative impacts incapable of
	or all quality:	mitigation. Site lies adjacent to the M11 /
		A11 and mainline railway.
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
AQIVIA		
	near to an AQMA,	A14
	the M11 or the	00 - 10 France admin of alterta 1444
D ()	A14?	20m ACF from edge of site to M11.
Pollution	Are there potential	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	
	problems if the site	The site is subject to traffic and railway
	is developed, as a	noise. Significant levels of ambient / diffuse
	receptor or	traffic noise dominant the environment both
	generator	during the day and night. This site requires
	(including	full noise and air quality assessments
	compatibility with	including consideration of any noise
	neighbouring	attenuation measures such as noise
	uses)?	barriers / berms.
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
	the site?	
		Development not on land likely to be
		contaminated.
Water	Will it protect and	GREEN = No impact / Capable of full
TTULOI	where possible	mitigation
	enhance the quality	magaaon
	of the water	Development unlikely to affect water quality.
	environment?	
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process, e.g. as part of
	•	Sustainable Drainage Systems (Suds).
BIODIVERSITY		ODEEN Date 1 11 1 1 1 1
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	

	T		1
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		g., a.e. p. c.e. p. c.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
0	site or immediately		any protected trees
	adjacent protected		any protostou a ooc
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		an appropriate magazin
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
Townscape	Will it maintain and		RED = Significant negative impact on
7011100000	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	, a.vo.o.c, and		inagadon mododico poccibio.
	•		
	distinctiveness of townscape		Significant Negative Impact (Development

	character, including through appropriate design and scale of development?	conflicts with townscape character, with significant negative impacts incapable of mitigation) - the site does not relate well to Great Chesterford, separated from the built-up area by the mainline railway line on an embankment.
Green Belt	What effect would the development of this site have on Green Belt purposes?	GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	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)?	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). 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.
CLIMATE CHAI		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
ΗΙΜΔΝ ΗΕΔΙ Ί	H AND WELL BEING	The second secon
	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.7km ACF from centre of the site to Great Chesterford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER =400 - 800m 792m ACF from centre of the site to Great Chesterford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact No effect on pitch or plot provision.

	T.,	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,381m to Ickleton, Abbey Street)
		Within 800m of Great Chesterford Centre
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A =400 □ 800m
Service	nearest health	
	centre or GP	633m ACF from centre of site to The Gold
	service?	Street Surgery – Great Chesterford Branch.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dointies	of key local	Satisfactory mitigation proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
		development.
	and leisure (shops,	
	post offices, pubs	
0 "	etc?)	ODEEN D. I. II II II
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	The site does not relate well to Great
		Chesterford, separated from the built-up
		area by the mainline railway line on an
		embankment.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(1 3 7)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	p.o = opa.ion =o ion
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Channing	Cambridge?	CDEEN = No offset or would support the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	

	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	·
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
, 1000001D1111ty	employment	6.3km ACF from centre of site to South
	centre?	
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
_ ,	100	Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Major utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	<u> </u>
		The electricity, mains water, gas and
	infrastructure and	sewerage systems will need reinforcement
	broadband?	to increase capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	653m ACF from centre of site to Great
		Chesterford Primary Academy.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	A Siculoi tilaii oniii
School	school?	5.8km ACF from centre of site to Saffron
JULIOUI	3011001 !	
TDANCDODT		Walden County High School.
TRANSPORT	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	DED - No eveling manifelian and evel -
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
	mechanism has	
Transport		Total Capro of 10
Score (SCDC)	been developed to	Total Score of 18.
	consider access to	
	and quality of	

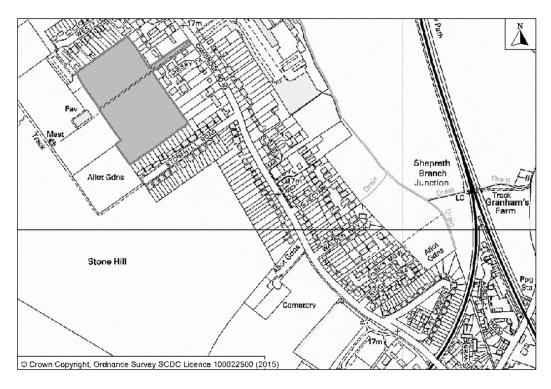
	public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus stop / rail	Todi cittoria solow.	GG = Within 400m (6)
station		221m to nearest bus stop ACF (Great Chesterford, Station Turn)
Frequency of Public		R = Hourly service (2)
Transport		Hourly Service (Citi 7)
Public transport		GG = 20 minutes or less (6)
journey time to City Centre		19 Minutes (Great Chesterford, Station Turn to Saffron Walden, Station Street)
Distance for cycling to City		G = 5km to 10km (4)
Centre		5.56km ACF to Saffron Walden
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train station?	415m ACF from centre of the site to Great Chesterford Station.
Access	Will it provide safe access to the highway network, where there is	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - The Highway Authority has concerns over this site as it is very close to the main trunk network and therefore has the potential to impact on the working of the network as a whole.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC005	

Consultation Reference numbers: 18 (I&O 2012)

Site name/address: Land off Cambridge Road, Great Shelford

Map:



Site description: The site is located on the north-western edge of Great Shelford and lies to the rear of the existing dwellings along Cambridge Road. The site is enclosed by existing residential development to the north, south and east, and by allotments and the Shelford Rugby Club to the west.

The site is a grassed field that is dissected by a concrete access road to the Shelford Rugby Club.

Current use(s): The site is currently in agricultural use.

Proposed use(s): 150 dwellings

Site size (ha): South Cambridgeshire: 3.96 ha

Potential residential capacity: 89 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead	AMBER = Minor loss of grade 1 and 2 land

	T	
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact
	sites result in an	·
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	AMBER = <1,000m of an AQMA, M11 or
	near to an AQMA,	A14
	the M11 or the	
	A14?	995m ACF from edge of site to M11.
		- comment in a man cargo ar and a man m
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	adoquate minganon
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses, some possible issues with noise from
	receptor or	training and competitive matches and
	generator	entertainment events and artificial lighting at
	(including	the adjacent Shelford Rugby Club.
	compatibility with	the adjacent offenora reagy of ab.
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	area with a history of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
vvalei	where possible	
	•	mitigation
	enhance the quality of the water	Development uplikely to effect water quality
		Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
DIOD!\(EDOI:)	<u> </u>	Sustainable Drainage Systems (SuDS).
BIODIVERSITY	1	LODERN Date ()
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	

	locally designated		
	locally designated sites)		
Biodiversity	Would		GREEN = Development could have a
Diodivorsity	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Tiotwork mino
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement and new
	restoration (helping		features, including the planting of small
	to achieve		copses and extending hedgerows into the
	Biodiversity Action		site.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are trees with Tree Preservation
	Preservation Order		Orders in the private residential gardens
	(TPO)?		along the boundaries of the site, which will
			not be directly affected by development of
	14 MH 14 1		this site.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Noutral impact (existing feetures rateined
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include
	illiastructure?		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE	TOWNSCAPE AND C	III TURAL HI	
Landscape	Will it maintain and	OLI OKAL III	AMBER = negative impact on landscape
Landodapo	enhance the		character, incapable of mitigation.
	diversity and		character, moupable of finingation.
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	3		development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
			provide a softer edge to the village.
Townscape	Will it maintain and		AMBER = negative impact on townscape
•	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		linear character of this area of village.

	and apple of	
	and scale of	
Green Belt	development? What effect would	AMPED magative impact on Cross Polt
Green beit		AMBER = negative impact on Green Belt
	the development of this site have on	purposes
	Green Belt	
Haritaga	purposes?	CDEEN Site does not contain or adjain
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical, archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible).
	(including	Archaeological potential will require further
	conservation	information but the assumption for a neutral
	areas, listed	impact is that it is likely appropriate
	buildings,	mitigation can be achieved through the
	registered parks	development process.
	and gardens and	development process.
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
rtoriowabioo	use of renewable	renewables would apply
	energy resources?	Tonomables weard apply
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
1 lood Hiok	flood risk?	OKEEN - Flood Zollo 17 low flok
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	Neutral impact (existing features retained or
	of publically	appropriate mitigation).
	accessible open	
	space?	
Distance:	How far is the	AMBER = 1-3km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	1.7km ACF from centre of the site to
		Trumpington Meadows.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	1,600m ACF from centre of the site to
	teenagers?	Trumpington Meadows.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
D'ata	Showpeople?	D 000
Distance:	How far is the site	R = >800m
District or	from the nearest	4.540 4.05 (- 14/11 1 1 1 1 1 1 1 1
Local Centre	District or Local	1,549m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services

		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Ochic	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	1 = 2000111
OCIVICC	centre or GP	1,486m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominoo	of key local	bandiation in maganon proposed).
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	dovolopinoni.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	P = = = = = = = = = = = = = = = = = =
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	· ·
	with existing	Distant from village centre.
	communities?	Ç
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	AMBED 4.01
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	

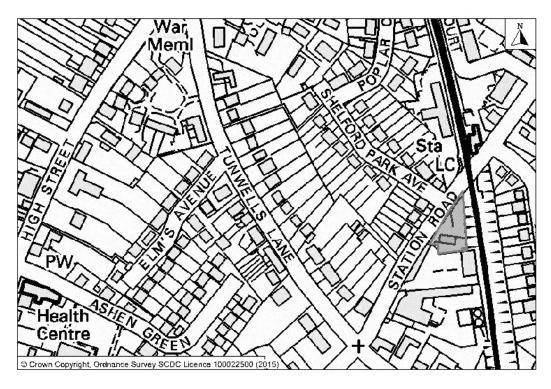
		0.01 0.05 (
	employment centre?	2.3km ACF from centre of site to Cambridge
Employment	Would	013D (Addenbrooke's site) G = No loss of employment land / allocation
Employment - Land	development result	is for employment development
Lanu	in the loss of	is for employment development
	employment land,	
	or deliver new	
Utilities	employment land? Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient
		Sumcient
	in key community services and	Minor utilities infrastructure improvements
		Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including communications	Development of this site is likely to require
	infrastructure and	local and upstream reinforcement of the
	broadband?	electricity network. There is insufficient spare mains water capacity within the
	broaubanu?	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
Education	la thara aufficient	approaching capacity.
Education	Is there sufficient	RED = School capacity not sufficient,
Capacity	education	constraints cannot be appropriately
	capacity?	mitigated.
		LIDDATE: CHI AA undata primari, aabaal
		UPDATE: SHLAA update – primary school
		very constrained and no opportunity for
		expansion to meet demands of this
		development. Some additional capacity may be required at Sawston Village College.
		(Score changed from Amber to Red)
Distance:	How far is the	R = >800m
Primary	nearest primary	K = >000111
School	school?	1,491m ACF from centre of site to Great &
301001	SCHOOL:	Little Shelford Primary School.
Distance	How far is the	R = Greater than 3km
Distance:		R = Greater than skill
Secondary School	nearest secondary school?	4.5km ACF from centre of site to Sawston
Scriooi	SCHOOL:	Village College.
TRANSPORT		village College.
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Oyolo Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	נוום אונה:	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
וועוו	Quality Public	high quality public transport in most but not
	,	all instances
	Transport (at edge	ali iliotatices
Sustainable	of site)?	GREEN = Score 15-19 from 4 criteria below
	Scoring mechanism has	
Transport		Total score of 17
Score (SCDC)	been developed to	TOTAL SCOLE OF 17
	consider access to	

	and quality of public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus stop / rail		GG = Within 400m (6)
station		268m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport		A = 31 to 40 minutes (3)
journey time to City Centre		33 Minutes from Great Shelford to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		5.17km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	R = >800m
Railway Station	from an existing or proposed train station?	1,522m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the highway network, where there is	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - the access link to the public highway is unsuitable to serve the number of units that are being proposed. The promoter has advised that the existing access to the site would be upgraded as part of any development proposal.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC 031		
Consultation Reference numbers:		

Site name/address: The Railway Tavern, Station Road, Great Shelford

Мар:



Site description: The site is located in the centre of Great Shelford. The site is triangular and is enclosed by existing commercial / industrial units to the south, the railway line to the east with existing residential development beyond, and by residential development along Station Road to the west.

The site is occupied by a vacant public house with small garden behind and car park, and is largely screened from the railway line by trees and hedges. The public house closed in September 2009.

Current use(s): The site is occupied by a vacant public house and car park.

Proposed use(s): 13 dwellings (note: site does not meet the size threshold, however sites are allocated for residential development of 10 or more dwellings, a requirement that the promoter's proposal meets, and the capacity will be tested through the assessment)

Site size (ha): South Cambridgeshire: 0.12 ha

Potential residential capacity: 13 dwellings (108 dph, based on planning permission granted in October 2011).

LAND			
PDL	Would	GREEN = Entirely on PDL	
	development make		
	use of previously		
	developed		

	land?	
Agricultural Land	Would development lead	GREEN = Neutral. Development would not affect grade 1 and 2 land.
	to the loss of the	S
	best and most versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral reserves?	
POLLUTION	1000.100.	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some possible noise and vibration
	receptor or	from adjacent railway line which should be
	generator (including	possible to mitigate. Also potential noise
	compatibility with	from neighbouring office buildings that would require investigation and may require
	neighbouring	offsite mitigation.
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		The site has previously been subject to a
		preliminary contamination assessment and
		would require further site investigation.
		Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
-	where possible	mitigation
	enhance the quality	Development will be well as well
	of the water environment?	Development unlikely to effect water quality. Assumptions for a neutral impact are that
	SHALL SHILL	appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of

			Sustainable Drainage Systems (SuDS).
BIODIVERSITY	,		Gustamable Diamage Systems (Subs).
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation 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 C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
	character?		Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a

<u> </u>			
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
•	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		Neutral impact (generally compatible, or
	through		capable of being made compatible with local
	appropriate design		townscape character). Assumptions for a
	and scale of		
			neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
-	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible). Some
	(including		impact on the setting of the Conservation
	conservation		Area. Archaeological potential will require
	areas, listed		further information but the assumption for a
	buildings,		neutral impact is that it is likely appropriate
	•		
	registered parks		mitigation can be achieved through the
	and gardens and		development process.
	scheduled		
<u> </u>	monuments)?		
CLIMATE CHA			LAMBER OF THE TOTAL CONTROL OF
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	;	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
	nearest outdoor		ONLER - VINITION OF SHOULD PROVIDED IT
Outdoor Sport			0.5km ACF from centre of the site to Great
Facilities	sports facilities?		
D:-1- D'	11		Shelford Recreation Ground.
Distance: Play	How far is the		AMBER = 400 -800m
Facilities	nearest play space		404 4054
	for children and		431m ACF from centre of the site to Great

	teenagers?	Shelford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7.IIIDEN - No IIIIpaot
.14451101	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
Distance. District or	from the nearest	A - 400 - 600III
Local Centre	District or Local	426m ACF to Woollards Lane which is
Local Certife	centre?	
	Centre:	surrounded by a large number of services and facilities.
Diotopoo City	How far is the site	
Distance: City		R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	Llow for in the	C .400m
Service	How far is the	G = <400m
Service	nearest health	388m ACF from centre of site to Shelford
	centre or GP	
Marri and	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	Development would provide to the large of
	services and	Development would result in the loss of
	facilities including	existing facilities, minor negative impact.
	health, education	The site has planning permission for
	and leisure (shops,	residential development, the pub has been
	post offices, pubs	closed since 2009 and there are other local
	etc?)	pubs.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Nie feellige en land. It was 1999
		No facilities lost, and no new facilities
		proposed directly as a result of the
la (a ana t'	11	development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
=00NG:T	communities?	
ECONOMY	I 5	AMBED N. C.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	

	l develorer en ()	
	development in	
	deprived wards of	
Charrier	Cambridge?	ODEEN No offerst an overally account the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	Davidane antiquald have no effect on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge, town, district and	indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
	local centres?	which include retail, offices, of leisure uses.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	AMBER - I-SKIII
Accessibility	employment	2.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	is is. simpleymone development
	employment land,	Development would have no effect on
	or deliver new	vitality or viability of existing centres. The
	employment land?	indicator is likely to apply particularly to sites
		which include retail, offices, or leisure uses.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
	1	sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	721m ACF from centre of site to Great &
		Little Shelford Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.9km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local

		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	Total accus of 10
Score (SCDC)	been developed to consider access to	Total score of 19
	and quality of	UPDATE: Score changed from 18 to 19 to
	public transport,	reflect changed Frequency of public
	and cycling. Scores	transport score
	determined by the	·
	four criteria below.	
Distance by		00 14/41: 400- (0)
Distance: bus stop / rail		GG = Within 400m (6)
station		152m ACF from the centre of the site to
otation		nearest bus stop (Citi 7).
		(0)
		114m ACF from the centre of the site to
		train station.
Frequency of		A = 30 minute frequency (3)
Public		Ruo has a 20 minuta comias
Transport		Bus has a 20 minute service.
		Train has an 30 minute to hourly service.
		UPDATE: Score changed from Hourly (2) to
		30 minute frequency.
Public		GG = 20 minutes or less (6)
transport		Pur comice takes 22 minutes from Creat
journey time to City Centre		Bus service takes 33 minutes from Great Shelford to Cambridge.
City Certife		Shellord to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		0.501 4.05 (#
Centre		6.50km ACF from the centre of the site to
Distance:	How far is the site	Cambridge Market. G = <400m
Railway	from an existing or	0 - 1
Station	proposed train	115m ACF from centre of site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
Non-Car	available capacity? Will it make the	AMRER - No impacts
Facilities	transport network	AMBER = No impacts
i donitios	safer for public	The Highway Authority will require new
		<u> </u>

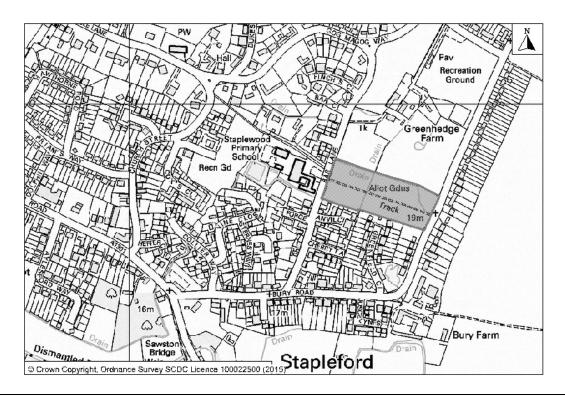
(development to many decomposition to the
transport, walking	development to provide or contribute to the
or cycling facilities?	provision of infrastructure to encourage
	more sustainable transport links both on
	and off site. Provision or contribution from
	this site would result in minor improvement
	to public transport, walking or cycling
	facilities.

Site Information	
Development Sequence	Rural Centre
Cita reference remaken/a), CC 000	

Site reference number(s): SC 033 Consultation Reference numbers:

Site name/address: Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)

Мар:



Site description: The site is located in Stapleford. It is to the south of Greenhedge Farm and is bounded to the west by Bar Road and to the east by Haverhill Road. Stapleford Community Primary School is located on Bar Road immediately west of the site. To the south of the site there is housing with gardens.

The site comprises mostly of allotments The north-east corner of the site is grassland rather than allotments and there is a pond/earthworks located here.

A track bisects the site providing access to the allotments from both road boundaries.

The site is to the south of three other registered sites within Stapleford (Sites 139, 140 and 141).

Current use(s): Allotments

Proposed use(s): A village extension i.e. a development adjoining the existing village development framework boundary

Site size (ha): South Cambridgeshire: 1.91 ha.

Potential residential capacity: 52 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	

	upp of manufacture.	1
	use of previously	
	developed	
A suri su de una l	land?	CDEEN Novinal Davidance at would not
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
Minanala	agricultural land?	ODEEN. Cita is not within an allocated an
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of economic mineral	safeguarded area.
	reserves?	
POLLUTION	reserves?	
	Would the	CDEEN Minimal no impact reduced
Air Quality		GREEN = Minimal, no impact, reduced
	development of the sites result in an	impact
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
AQIVIA	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	3.4.1
	problems if the site	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
		The site is used as allotments so may have
		contaminated land. Potential for minor
		benefits through remediation of minor
		contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Development on Plack of the total Pro-
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process. e.g. as part of
PIODIVEDEITY	,	Sustainable Drainage Systems (Suds).
BIODIVERSITY Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
OILES	Thintenten sheries	to designated for flature conservation of

	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMPER - Davidonment would have a
blodiversity			AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
110			
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		Within the northern boundary hedgerow are
	Preservation Order		a group of trees, which have a TPO on
	(TPO)?		them. They consist of 2 ash and 1 field
			maple. Since they are on the edge of the
			-
			site they could be protected if the site were
			to be developed.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
I ANDSCADE	TOWNSCAPE AND C	III TURAI LI	FRITAGE
	Will it maintain and	OLI SINAL III	
Landscape			AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		AP AL CLEAN
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			the site is an important area of open green
			space used for allotments that reflects the
			page accarding the tractions the

		annuate formate - d-
	1400	separate farmsteads.
Townscape	Will it maintain and	GREEN = No impact (generally compatible,
	enhance the	or capable of being made compatible with
	diversity and	local townscape character, or provide minor
	distinctiveness of	improvements)
	townscape	
	character, including	Neutral impact (generally compatible, or
	through	capable of being made compatible with local
	appropriate design	townscape character). Assumptions for a
	and scale of	neutral impact include that appropriate
	development?	design and mitigation measures would be
	астогоринения	achieved through the development process.
		dometrea amough and dottelepiniona process.
Green Belt	What effect would	AMBER = negative impact on Green Belt
	the development of	purposes
	this site have on	' '
	Green Belt	
	purposes?	
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	The map det is the setting
	archaeological, or	Neutral impact (existing features retained,
	cultural interest	or appropriate mitigation possible). Some
	(including	adverse impact on setting of listed buildings.
	conservation	Archaeological potential will require further
	areas, listed	information but the assumption for a neutral
	•	·
	buildings,	impact is that it is likely appropriate
	registered parks	mitigation can be achieved through the
	and gardens and	development process.
	scheduled	
01 114 4 7 7 01 14	monuments)?	
CLIMATE CHA	1	AMPED Chandrad va suine mente for
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site within at	GREEN = Flood Zone 1 / low risk
	flood risk?	
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	Neutral impact (existing features retained or
	,	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.3km ACF from centre of the site to
i dominos	Sporto Idollitico:	Stapleford Recreation Ground.
Dietanco: Play	How far is the	GREEN = <400m
Distance: Play Facilities		ONLLIN - NAUDIII
i aciiiiies	nearest play space	210m ACE from control of the cite to
	for children and	219m ACF from centre of the site to

Gypsy & Traveller raveller accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers and Travelling Showpeopele? Distance: District or Local Centre District or Local Centre? District or Local Centre of Services and facilities in Stapleford which is surrounded by a large number of services and facilities in Stapleford closer to the site (~500m). There is a smaller and more limited cluster of services and facilities in Stapleford closer to the site (~500m). There is a smaller and more limited cluster of services and facilities in Stapleford closer to the site (~500m). R =>800m Travelling R =>800		teenagers?	Stapleford Recreation Ground.
Traveller the accommodation needs of Gypsies and Travellers and Tr	Gynsy &		
accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or Local Centre District or Local Centre District or Local Centre Distance: City Centre? Distance: City Centre Distance: GP Service Neg Local Service Ser		•	/ WDER - No Impaor
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Travelling Showpeople?		7 .	
Showpeople? How far is the site from the nearest Distance: City Centre How far is the site from edge of defined Cambridge City Centre? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre or GP service? How far is the nearest health centre of site to Shelford Health Centre. RED = Development would result in loss of an existing facilities, major negative impact. Loss of well used allotments. May be possible to mitigate if replacement site found. Development site found. Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation Multiple Deprivation 2010. Multiple Deprivation Multiple Deprivation Multiple Deprivation Multiple Deprivation Multiple Deprivation Amber a part of the development Mul			
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Local Centre District or Local centre? District or Local centre? District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: Gity Centre? Republic Service Republic Serv			1 = 7 000m
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Distance: City Centre from edge of defined Cambridge City Centre? Distance: GP Service			of services and facilities in Stapleford closer
Distance: City Centre Centre			•
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Service nearest health centre or GP service?			
Centre or GP Service? Health Centre.			R = 800m
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with Existing Communities development on the site integrate with existing communities? ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation deprivation Multiple Deprivation 2010. with existing communities with existing communities AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Integration	How well would the	
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with existing communities? ECONOMY Deprivation (Cambridge) Does it address pockets of income and employment deprivation Multiple Deprivation 2010.			with chisting communities
Communities? ECONOMY	Communities	•	
Deprivation (Cambridge) Does it address pockets of income and employment deprivation Does it address pockets of income and employment deprivation Does it address pockets of income and employment deprivation AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.			
Deprivation (Cambridge) Does it address pockets of income and employment deprivation AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	ECONOMY	communities:	<u> </u>
(Cambridge) pockets of income and employment deprivation most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.		Does it address	AMBER = Not within or adjacent to the 40%
and employment deprivation Cambridge according to the Index of Multiple Deprivation 2010.	-		
deprivation Multiple Deprivation 2010.	(30		
		particularly in	,

-		
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Chopping	shopping	vitality and viability of existing centres
	hierarchy,	Vitality and viability of existing centres
	supporting the	Development would have no effect on
		•
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	RED = >3km
Accessibility	nearest main	
	employment	3.2km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient
		Sufficient
	in key community	NAS - a LICEC - a later atmost and for a management
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
o apacity	capacity?	garea
	capacity:	School capacity not sufficient, but significant
		issues can be adequately addressed
D : .		
Distance:	How far is the	G = <400m
Primary	nearest primary	
School	school?	178m ACF from centre of site to Stapleford
		Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.1km ACF from centre of site to Sawston
		Village College.
TRANSPORT	<u> </u>	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
2,0.3.100100	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
<u>i</u>	נווט טונט:	mgm cycle accident rate to access local

		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
110011	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	an motarious
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	GILLIN = Score 13-19 Horri 4 Ciliena below
Score (SCDC)	been developed to	Total score of 15
Score (SCDC)	consider access to	Total Score of 13
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
	Tour criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		454m ACC from the control of the city to
station		154m ACF from the centre of the site to
		nearest bus stop (31 service).
		500m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		31 service - 4 buses a day.
		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		Citi 7 hus comise takes 20 minutes from
		Citi 7 bus service takes 36 minutes from
Distance for		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		7.14km ACF from the centre of the site to
Ochine		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	1. – 2000III
Station	proposed train	1,119m ACF from centre of the site to Great
Cidion	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from

this site would result in minor improvement to public transport, walking or cycling
facilities.

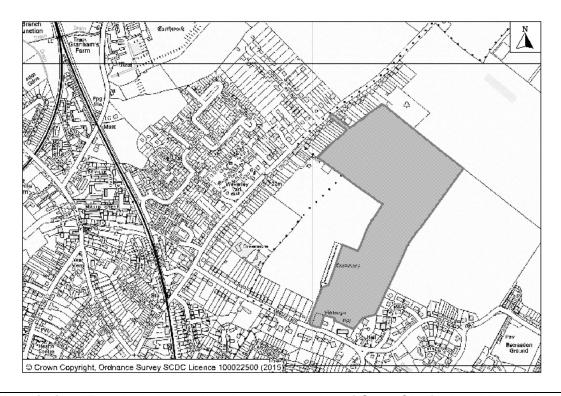
Site Information	
Development Sequence	Rural Centre

Site reference number(s): SC 041

Consultation Reference numbers:

Site name/address: Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)

Мар:



Site description: The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery.

The site consists of agricultural fields with some hedges and trees along the boundaries.

Current use(s): The site is currently in agricultural use.

Proposed use(s): 676 dwellings with allotments

Site size (ha): South Cambridgeshire: 16.93 ha

Potential residential capacity: 254 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small

	versatile	site including Grade 2
	agricultural land?	site including Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts Development could impact on air quality, with minor negative impacts incapable of mitigation. The site is of a significant size and there is a potential for an increase in traffic and static emissions that could affect local air quality.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance - Mingle Lane / Station Road.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	Internal Control		
	International and		
	locally designated		
D: !! !!	sites)		AMPER
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are some trees with Tree
	Preservation Order		Preservation Orders along the southern
	(TPO)?		boundary.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant Negative Impact (development
	character?		conflicts with landscape character,
			significant negative impacts incapable of
			mitigation) - development of this site would
			result in further encroachment of the built
			area into the strongly rolling chalk hills rising
			from the village edge.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		linear character of this area of village.
	appropriate design		linear character of this area of village.

	and scale of		
	and scale of		
0 5 1	development?		DED 0: 10 1 1 1 1
Green Belt	What effect would		RED = Significant negative impact on Green
	the development of		Belt purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		RED = Site contains, is adjacent to, or
_	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for significant
	historical,		negative impacts incapable of appropriate
	archaeological, or		mitigation
	cultural interest		. 9
	(including		Significant negative impact on historic
	conservation		assets (incapable of satisfactory mitigation)
	areas, listed		- the site is part of the settings of listed
	buildings,		buildings and the Great Shelford
	registered parks		Conservation Area. Archaeological potential
	and gardens and		will require further information but it is likely
	scheduled		
			appropriate mitigation can be achieved
CLIMATE CHA	monuments)?		through the development process.
CLIMATE CHA			AMPED Oten dend or order or or to ten
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	<u> </u>	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		•
Facilities	sports facilities?		Assume onside provision as site of over 200
			dwellings, which would be required to
			deliver on site facilities to meet policy.
			don't or one racinate to most pensy.
			0.6km ACF from centre of the site to
			Stapleford Recreation Ground.
Distance: Play	How far is the		GREEN = <400m
Facilities			ONLEW - NOUTH
i aciiilies	nearest play space		Assume ancide provision as site of succession
	for children and		Assume onside provision as site of over 200
	teenagers?		dwellings, which would be required to
			deliver on site facilities to meet policy.
			500 4054
			528m ACF from centre of the site to
			Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		

	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,286m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
	Only Control	
Distance: GP	How far is the	R = >800m
Service	nearest health	1. 7 5 5 5 m
0011100	centre or GP	1,247m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i aciiilles	of key local	
	services and	Now facilities or improved existing facilities
		New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Allotments
	health, education	are proposed as part of the development.
	and leisure (shops,	
	post offices, pubs	
0	etc?)	ODEEN Development would not be also
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Large site which wraps around two other
		sites, leaving an undeveloped area in the
		middle unless sites 212 and 207 are also
		developed.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
,	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
L	actoopinon in	

Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres hopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		donrived words of	
Shopping Will it protect the shopping hierarchy, supporting the vitality and viability of existing centres. The vitality and viability of cambridge, town, district and local centres? Employment - Accessibility employment employment employment employment centre? Employment - Land development result in the loss of employment land, or deliver new employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband? Utilities Will it improve the level of investment in key community services and broadband? Education Capacity education capacity: Education Capacity education estable of apacity? Distance: Primary School Distance: Primary School Distance: Primary School TRANSPORT Cycle Routes Wult it protect the shopping with and vitality and viability of existing centres. 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. Indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. AMBER = 1-3km AMBER = 1-3km AMBER = 1-3km AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities infrastructure improvements required, but constraints can be addressed. Development of this gite is likely to require reinforcement of the gas network. 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 slass within the zone were to be developed. Development of this site is likely to require local and upstream reinforcement of the electricity network. The sewerage network is approaching capacity. AMBER = Significant upgrades likely to be required to the distribution zone to supply the number of proposed properties which could arise if all the SHLAA slass within the zone were to be developed. Development of this site is likely to		deprived wards of	
shopping hierarchy, supporting the vitality and viability of existing centres hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility - How far is the nearest main employment centre? Employment - Would development result in the loss of employment land, or deliver new employment land, or deliver new employment in key community services and infrastructure, including communications infrastructure and broadband? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Development would have no effect on employment land / allocation is for employment and allocation is for employment and or premises. AMBER = Significant upgrades likely to be required, our to straints capable of appropriate mitigation mitigation mitigation infrastructure, including communications infrastructure and broadband? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Will it improve the level of investment in key community services and infrastructure and broadband? Major utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require reinforcement of the gas network. 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. Development of this site is likely to require local and upstream reinforcement of the electricity network. The sewerage network is approaching capacity. Amber = 1-3km Ace from centre of site to Stapleford Primary School Distance: How far is the nearest primary school? FRANSPORT	Channing		CDEEN - No offect or would support the
hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? Employment How far is the nearest main employment centre? Employment - Land Utilities	Shopping	•	·
supporting the vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility Employment - Cantre - Ca		•	vitality and viability of existing centres
vitality and viability of Cambridge, town, district and local centres? Employment - Accessibility Employment - Centre? Employment - Land Land Would development result in the loss of employment land, or deliver new employment in firstructure, including communications infrastructure, including communications infrastructure and broadband? Will it improve the level of investment in firstructure and broadband? Education Education Education Distance: Primary School Distance: Primary School TRANSPORT Cycle Routes What type of cycle rows described in means that in the lose of capacity of that type of cycle rows in the cost of some properties with in the lose of employment land? Witality or viability of existing captine, to site which includer is likely to apply particularly to sites which includer is likely to Cambridge of 130 (Addenbrooke's site) AMBER = 1-3km AMBER = 1-3km AMBER = 1-3km AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Bevelopment would have no effect on employment land or premises. Development would have no effect on employment land or premises. AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation. AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation. Major utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require reinforcement of the gas network. 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. Development of this site is likely to require local and upstream reinforcement of the electricity network. The sewerage network is approaching capacity. AMBER = School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m Fransport Cycle Routes What type of cycle read capacity. What type		1	Davidanment would have no effect on
Of Cambridge, town, district and local centres?			
Employment - Accessibility Employment - Centres? Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Employment - Centres of site to Cambridge 013D (Addenbrooke's site) Genous of site of cambridge 013D (Addenbrooke's site) Employment centres of site to Cambridge 013D (Addenbrooke's site) Genous of employment land / allocation is for employment development of its for employment development of site to Cambridge 013D (Addenbrooke's site) Employment land / allocation is for employment development of its site is filevelopment of proposed ilkely to be required, constraints can be addressed. Development of this site is likely to require least which could arise if all the SHLAA sites within the zone were to be developed. Development of this site is likely to require least in the Site is likely to require least which could arise if all the SHLAA sites within the zone were to be developed. Development of this site is likely to require least which distribution zone to supply the number of proposed properties which could arise if a			
Imployment			
Employment - Accessibility		•	which include retail, offices, of leisure uses.
Accessibility employment centre? Employment - Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Will broadband? With the loss of employment development in key community services and infrastructure and broadband? Between the level of investment in key community services and infrastructure and broadband? Will broadband? Will between the level of investment in key community services and infrastructure and broadband? Will broadband? Will between the level of investment in key community services and infrastructure and broadband? Will between the level of investment in key community services and infrastructure and broadband? Will between the level of investment in key community services and infrastructure and broadband? Will between the level of investment in key community services and infrastructure and broadband? Walpor utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require reinforcement of the gas network. 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. Development of this site is likely to require local and upstream reinforcement of the electricity network. The sewerage network is approaching capacity. AMBER = School capacity not sufficient, constraints can be appropriately mitigated constraints can be appropriately mitigated. School capacity not sufficient, but significant issues can be adequately addressed. Distance: How far is the nearest primary school? School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m nearest secondary school? School capacity not sufficient of site to Stapleford Primary School. Primary School. Between the control	Employment		AMPED - 1 2km
Employment centre? Employment - Centre? Employment - Would development result in the loss of employment land, or deliver new employment land, or deliver new employment land? Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Education Capacity Distance: How far is the primary school? Pistance: How far is the nearest secondary school? What type of cycle routes are accessible near to Personation of the sist with in the investing to the survey of the sist with in the survey of the sist with in the survey of the sist of the survey of the			AIVIDER = 1-3KIII
Employment - Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Will be serviced and? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Is there sufficient education capacity? Education Capacity Distance: Primary school: Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? What type of cycle routes are accessible near to will a serve and sort supplor to the same to step to the same to the	Accessibility		2.5km ACE form centre of site to Cambridge
Employment - Land - L			
Land development result in the loss of employment land, or deliver new employment land? Development would have no effect on employment land or premises.	Employment		
in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Will stee sufficient education capacity? Education Capacity Distance: Primary School What type of cycle routes are gare to summer services and employment land or premises. BABER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Major utilities infrastructure improvements required, but constraints can be addressed. Development of this site is likely to require reinforcement of the gas network. 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. Development of this site is likely to require local and upstream reinforcement of the electricity network. The sewerage network is approaching capacity. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed. A = 400 - 800m A = 1 to 3 km Primary School Primary School RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with			
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accessible near to traffic. Having to cross a busy junction with	<i>,</i>		

		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
I I QI I	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	an instances
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	AWDEN = Score 10-14 Horn 4 Citteria below
Score (SCDC)	been developed to	Total score of 13
00010 (0000)	consider access to	10141 30010 01 10
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Todi cittoria bolow.	R = Within 1,000m (2)
stop / rail		, , , , , , , , , , , , , , , , , , , ,
station		393m ACF from the centre of the site to
		nearest bus stop (31 service).
		, ,
		878m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		31 service - Less than hourly service.
		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		O'C 7 have sending taken 00 milester from
		Citi 7 bus service takes 36 minutes from
Distance for		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		C 11 km ACE from the control of the cite to
Centre		6.41km ACF from the centre of the site to
Dietaneo:	How far is the site	Cambridge Market.) R = >800m
Distance: Railway		V = >000111
Station	from an existing or proposed train	828m ACF from centre of the site to Great
Station	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
/100033	access to the	identified that cannot be fully mitigated
	highway network,	lashinos that outflot be fully filligated
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	· · · · · · · · · · · · · · · · · · ·
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
	.,	more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement

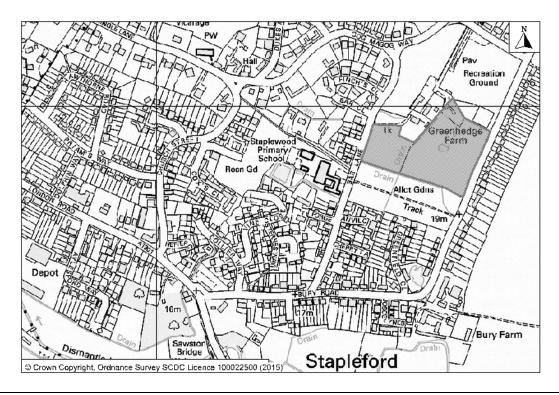
	to public transport, walking or cycling facilities.

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC 139		

Consultation Reference numbers:

Site name/address: Land east of Bar Lane and South of Gog Magog Way

Мар:



Site description: The site is located in Stapleford. The northern boundary of the site wraps around Greenhedge Farm to the west and further east along this boundary is a large open space with tennis courts that is Stapleford recreation ground. Allotments are to the south of the site. Bar Lane forms the boundary to the west and Haverhill Road to the east. Both these roads have residential properties along them.

The site comprises two paddocks divided from north to south by a hedgerow. The western paddock consists of pastureland surrounded by hedges on all sides. The larger paddock to the east consists of pastureland with a pond in the middle. A fenced paddock area with bare earth surface occupies part of the northern end of the site. There are some farm buildings on the site near the northern edge close to Greenhedge Farm which have an access road from the farm complex.

This site combines Sites 140 and 141. (Site 141 is the western section and Site 141 the eastern section). Site 033 is adjacent to the southern boundary

Current use(s): Paddocks

Proposed use(s): Up to 30 dwellings with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))

Site size (ha): South Cambridgeshire: 2.80 ha.

Potential residential capacity: 63 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
TUE	development make use of previously developed land?	NED - NOT ON DE
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) The site is in agricultural / farm use so may have contaminated land. Potential for minor benefits through remediation of minor contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that

		appropriate standards and pollution control measures will achieved through the development process. e.g. as part of Sustainable Drainage Systems (Suds).
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	AMBER = Any adverse impact on protected trees capable of appropriate mitigation Within the southern boundary hedgerow are a group of trees, which have a TPO on them. There are four protected individual ash trees in the hedgerow that runs from north to south that divides the site in half; Several trees are within the hedge slightly south of Greenhedge Farm; A walnut and an ash tree are protected in the hedge adjacent to Greenhedge farm; There are two pine and one ash trees growing on the northern boundary close to Greenhedge Farm garden; A willow tree is growing slightly away from the hedge near to Greenhedge Farm; Near to the farm buildings in the north of the site is a protected ash tree; Two willow trees are protected that are growing by the pond in the paddock that forms the east of the site; An ash tree is protected which stands in

Г	T		
			isolation in the middle of the southern part
	1		of the eastern paddock.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE	TOWNSCAPE AND C	III TURAL HE	
Landscape	Will it maintain and	OLI OKAL III	AMBER = negative impact on landscape
Lanuscape	enhance the		·
			character, incapable of mitigation.
	diversity and		Mr. N. C. I. (75)
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -If
			the site were to be developed there would
			be an impact on landscape due to loss of a
			significant open green space which reflects
			the rural character of this part of the village.
			The site is enclosed farmland.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		improvemente)
	character, including		Minor Negative Impact (development
	through		conflicts with townscape character, minor
	<u> </u>		
	appropriate design		negative impacts incapable of mitigation) -
	and scale of		Both paddocks that make up the site bring a
	development?		very distinct rural character into this part of
			Stapleford bringing an intrusion of
			countryside into the urban form of the
			village.
Green Belt	What effect would		AMBER = negative impact on Green Belt
	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
·······ago	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	*		impacis capable of appropriate illitigation
	archaeological, or		Minor pogotivo Impost on historia Assets
	cultural interest		Minor negative Impact on historic Assets
	(including		(incapable of satisfactory mitigation) – site
	conservation		forms an important part of the setting of
	areas, listed		Listed buildings in Bar Lane and its
	buildings,		development would result in loss of
	registered parks		openness and functional rural setting.
	and gardens and		Some adverse impact on setting of listed

	scheduled monuments)?		buildings. 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.
CLIMATE CHA	NGE	l	
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
ΗΙΙΜΔΝ ΗΕΔΙ Ί	TH AND WELL BEING		carrier be appropriately addressed
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Promoter willing to release land for some additional open space. This land is currently allocated for recreational use in Site Specific Polices DPD.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.2km ACF from centre of the site to Stapleford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m 127m ACF from centre of the site to Stapleford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,430m ACF to Woollards Lane, Stapleford which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 1,427m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range		AMBER = No impact on facilities (or satisfactory mitigation proposed).

		1
	of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres 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.
Employment - Accessibility	How far is the nearest main employment centre?	RED = >3km 3.1km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community	GREEN = Existing infrastructure likely to be sufficient

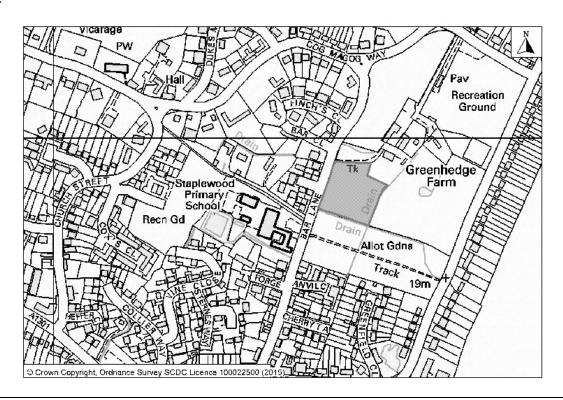
Education Capacity	services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity?	Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewage network is approaching capacity. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
		School capacity not sufficient, but significant issues can be adequately addressed
Distance: Primary School Distance:	How far is the nearest primary school? How far is the	G = <400m 212m ACF from centre of site to Stapleford Primary School. A = 1 to 3 km
Secondary School	nearest secondary school?	2.2km ACF from centre of site to Sawston Village College.
	M/la at true a laf avial a	DED. No sueling provision or a suela land
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below Total score of 15
Distance: bus stop / rail station		G = Within 600m (4) 106m ACF from the centre of the site to nearest bus stop (31 service). 569m ACF from the centre of the site to nearest bus stop (Citi 7 service).
Frequency of Public Transport		G = 20 minute frequency (4) 31 service - Less than hourly service.
		Citi 7 - 20 minute service.

	1	
Public		A = 31 to 40 minutes (3)
transport		
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		()
Centre		7.07km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	. , , , , , , , , , , , , , , , , , , ,
Station	proposed train	1,125m ACF from centre of the site to Great
Otation	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
7100000	access to the	identified that cannot be fully mitigated
	highway network,	lacitimed that earmot be fally fillingated
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	AMBLIX = No impacts
racililles	<u> </u>	The Highway Authority will require now
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC140	
Consultation Reference numbers:	

Site name/address: Land east of Bar Lane and South of Gog Magog Way, Stapleford

Мар:



Site description:

The site is located in Stapleford to the south of Greenhedge Farm. Bar Lane forms the boundary to the west. A hedge forms the eastern boundary with adjoining pastureland. To the south of the site are allotments. The site consists of pastureland. There are hedges enclosing the site on all sides

This site is adjacent to Site 141 and they are considered together as one site - Site 139. Site 033 is adjacent to the southern boundary.

Current use(s): Paddock

Proposed use(s): Residential development with public open space, and bringing forward allocation for extension to recreation ground (Site Specific Policies DPD, Policy SP/14(1b))

Site size (ha): South Cambridgeshire: 0.72 ha

Potential residential capacity: 15 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not

Land	development lead	affect grade 1 and 2 land.
	to the loss of the	-
	best and most	
	versatile	
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
Minerals	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	Davelanmant unlikely to immed an air
	adverse impact/worsening	Development unlikely to impact on air quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or an quanty.	
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Pollution	A14? Are there potential	GREEN = No adverse effects or capable of
1 Glidtion	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
		The site is in agricultural / farm use so may
		have contaminated land. Potential for minor
		benefits through remediation of minor
\\\ / = (-	VAPIL 16 m of the 1	contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible enhance the quality	mitigation
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process. e.g. as part of
DIODIVEDOITY	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Designated Sites	protected species	to designated for nature conservation or
UILUG	Thioreorea sheries	to acongniated for flature comocivation of

	1		
	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
Diodiversity	development		positive impact by enhancing existing
	reduce habitat		
			features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
' ' '	site or immediately		trees capable of appropriate mitigation
	adjacent protected		a dood dapable of appropriate magazini
	by a Tree		There are four protected individual ash trees
	Preservation Order		in the hedgerow that divides the site from
			the adjacent field to the east; There are two
	(TPO)?		
			pine and one ash trees growing on the
			northern boundary close to Greenhedge
	NACH 14 1		Farm garden.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE :	TOWNSCAPE AND C	UI TURAI HI	
Landscape	Will it maintain and	JEI GRAL III	AMBER = negative impact on landscape
Landscape	enhance the		character, incapable of mitigation.
			Gharaoter, incapable of fillingation.
	diversity and		Minor Nogotive Issaet (Development
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) - If
			the site were to be developed there would
			be an impact on landscape due to loss of a
			significant open green space which reflects

		the rural character of this part of the village. The site is enclosed farmland.
Townscape	Will it maintain and	AMBER = negative impact on townscape
	enhance the diversity and	character, incapable of mitigation.
	distinctiveness of	Minor Negative Impact (development
	townscape	conflicts with townscape character, minor
	character, including	negative impacts incapable of mitigation) -
	through	Paddock bring a very distinct rural character
	appropriate design	into this part of Stapleford bringing an
	and scale of	intrusion of countryside into the urban form
	development?	of the village.
Green Belt	What effect would	AMBER = negative impact on Green Belt
Orcen Ben	the development of	purposes
	this site have on	purposes
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
ricitage	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	impacts capable of appropriate mitigation
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an important part of the setting of
	areas, listed	·
	•	Listed buildings in Bar Lane and its development would result in loss of
	buildings,	
	registered parks	openness and functional rural setting.
	and gardens and scheduled	Some adverse impact on setting of listed buildings. Archaeological potential will
	monuments)?	require further information but the
	monuments):	·
		assumption for a neutral impact is that it is likely appropriate mitigation can be
		, , , ,
CLIMATE CHA	NOT	achieved through the development process.
Renewables		AMBER = Standard requirements for
1/CHEWADIES	Will it support the use of renewable	renewables would apply
		reflewables would apply
Flood Risk	energy resources? Is site within at	GREEN = Flood Zone 1 / low risk
FIUUU KISK	flood risk?	GREEN = Flood Zone 1 / low lisk
	11000 TISK?	Flood Zone 1 and no drainage issues that
		Flood Zone 1 and no drainage issues that
	 .TH AND WELL BEING	cannot be appropriately addressed
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	Noutral impact (eviation factures natalised an
	space?	Neutral impact (existing features retained or
		appropriate mitigation). Promoter willing to
		release land for some additional open
		space. This land is currently allocated for
		recreational use in Site Specific Polices
Dieteras	How for in the	DPD.
Distance:	How far is the	GREEN = <1km or onsite provision

	T	
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	0.2km ACF from centre of the site to
		Stapleford Recreation Ground.
Distance: Play	How far is the	GREEN = <400m
Facilities	nearest play space	
	for children and	183m ACF from centre of the site to
	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 Wiser - No Impact
Traveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = 800m
District or	from the nearest	
Local Centre	District or Local	1,352m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
Contro	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = >000III
Service		1 240m ACE from control of cita to Chalford
	centre or GP	1,349m ACF from centre of site to Shelford
17	service?	 Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	No facilities lost, and no new facilities
Facilities	and enable	proposed directly as a result of the
1 dominos	engagement in	development.
	community	dovolopinoni.
	activities?	
Integration	How well would the	DED - Limited scape for integration with
Integration		RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	<u> </u>
	communities?	Site does not relate well with the built area
		unless developed in conjunction with
		adjoining site 033 to the south.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	• •
	<u> </u>	

	Abbey Ward and					
	Kings Hedges?					
	Would allocation					
	result in					
	development in					
	deprived wards of					
	Cambridge?					
Shopping	Will it protect the		GREEN = No effect or would support the			
Chopping	shopping		vitality and viability of existing centres			
	hierarchy,		Vitality and viability of existing centres			
	supporting the		Development would have no effect on			
	vitality and viability		vitality or viability of existing centres. The			
	of Cambridge,		indicator is likely to apply particularly to sites			
	town, district and		which include retail, offices, or leisure uses.			
	local centres?		DED. O			
Employment -	How far is the		RED = >3km			
Accessibility	nearest main					
	employment		3.1km ACF from centre of site to Cambridge			
	centre?		013D (Addenbrooke's site)			
Employment -	Would		G = No loss of employment land / allocation			
Land	development result		is for employment development			
	in the loss of					
	employment land,					
	or deliver new					
	employment land?					
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be			
	level of investment		sufficient			
	in key community					
	services and		Minor Utilities Infrastructure improvements			
	infrastructure,		required, but constraints can be addressed.			
	including		There is insufficient spare mains water			
	communications		capacity within the distribution zone to			
	infrastructure and		supply the number of proposed properties			
	broadband?		which could arise if all the SHLAA sites			
	broadbarid:					
			within the zone were to be developed. The			
Edward's a	In the suppose of the least		sewage network is approaching capacity.			
Education	Is there sufficient		AMBER = School capacity not sufficient,			
Capacity	education		constraints can be appropriately mitigated			
	capacity?		.			
			School capacity not sufficient, but			
			significant issues can be adequately			
			addressed			
Distance:	How far is the		G = <400 m			
Primary	nearest primary					
School	school?		140m ACF from centre of site to Stapleford			
			Primary School.			
Distance:	How far is the		A = 1 to 3 km			
Secondary	nearest secondary					
School	school?		2.2km ACF from centre of site to Sawston			
			Village College.			
TRANSPORT						
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane			
3,5.5 1100100	routes are		less than 1.5m width with medium volume of			
	accessible near to		traffic. Having to cross a busy junction with			
	accessible lieal (0		traine. Traving to cross a busy juriculon with			

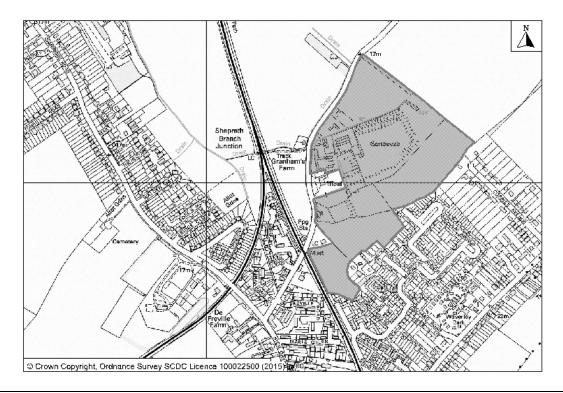
	the cite?	high avala agaident rate to assess less!
	the site?	high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	le thoro High	AMBER = service meets requirements of
IIQF I	Is there High Quality Public	•
	1	high quality public transport in most but not all instances.
	Transport (at edge	an motances.
Sustainable	of site)? Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	ONLEN - Score 13-13 HOIH 4 CIRCHA DEIOW
Score (SCDC)	been developed to	Total score of 15.
00010 (0000)	consider access to	Total coole of To.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus stop / rail		G = Within 600m (4)
station		184m ACF from the centre of the site to
Station		nearest bus stop (31 service).
		ricarest bus stop (or service).
		505m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		31 service - Less than hourly service.
		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
transport		OA hara a mila a talaa a 40 mila ata a fasas
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		5 - 5km to 10km (+)
Centre		7.07km ACF from the centre of the site to
20		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,049m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
N. 6	available capacity?	AMBED N
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	T 11:1 A :1 :: ''
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on

	and off site. Provision or contribution from
	this site would result in minor improvement
	to public transport, walking or cycling
	facilities.

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC145			
Consultation Reference numbers:			

Site name/address: Land at Granhams Farm, Great Shelford

Мар:



Site description: The site is located on the north-eastern edge of Great Shelford and borders open countryside to the north west (beyond Granhams Road) and north east. The site adjoins residential development to the south east and the railway line to the south west. A cycle path runs alongside the railway line.

The site includes existing residential properties including a row of listed cottages and a listed former dovecote that is now a dwelling, however it excludes Granhams Farm House (40 Granhams Road) including its garden and moat, and The Shepherds Cottage (26 Granhams Road). The site includes a cluster of former agricultural buildings that have been converted to commercial uses, accessed off Granhams Road.

The remainder of the site is open fields divided by hedges and trees and the site is largely screened from Granhams Road by a mixture of trees, hedges, fences and walls.

A drain that starts from a spring within the site dissects the northern section of the site.

Current use(s): The site is currently in agricultural, residential and commercial use.

Proposed use(s): Up to 100 dwellings

Site size (ha): South Cambridgeshire: 17.54 ha.

Potential residential capacity: 263 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
FDL	development make	NED = NOT OIL F.D.E.
	use of previously	A small portion of the site is previously
	developed	developed land including residential
	land?	properties and commercial buildings.
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	ANDER = Millor 1055 of grade 1 and 2 land
Lana	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - a large
	versatile	proportion of the site is Grade 2.
	agricultural land?	proportion of the old to Ordao 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willioralo	sterilisation of	safeguarded area.
	economic mineral	Saloguardou drou.
	reserves?	
POLLUTION	10001100.	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
,	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
		' '
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses, some possible noise and vibration
	receptor or	from nearby railway but possible to mitigate.
	generator	Assume that agricultural / commercial
	(including	buildings within the site that may create
	compatibility with	noise and odour issues would be removed,
	neighbouring	therefore resulting in minor benefits.
Contamination	uses)? Is there possible	AMBER = Site partially within or adjacent to
Contamination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	life Site!	proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		benefits subject to appropriate mitigation).
		The site would require investigation due to
		its existing agricultural / commercial uses.
		Potential for minor benefits through
		remediation of minor contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that

		1	
			appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY			Custamable Dramage Cystems (Cube).
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve		RED = Development would have a negative impact on existing features or network links incapable of appropriate mitigation Significant negative impact as extensive loss of open farmland and paddocks leading to impact upon farmland species including great crested newt, common lizard, brown hare, farmland birds, bats and badgers.
	Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Limited opportunities for habitat enhancement.
ТРО	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are Tree Preservation Orders on trees within the site and along its boundaries. The 2008 aerial photograph indicates that trees are still present on site and therefore they need to be retained using current best practice and guidance unless detailed tree surveys prove otherwise.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation 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, 1	TOWNSCAPE AND C	ULTURAL HI	ERITAGE

	Tanna a	 DED 01 10
Landscape	Will it maintain and	RED = Significant negative impact on
	enhance the	landscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	Cignificant pagative impact (development
	landscape character?	Significant negative impact (development
	character?	conflicts with landscape character,
		significant negative impacts incapable of
		mitigation) - development of this site would result in encroachment of the built area into
		the open farmland that provides a
		countryside setting to the village and also
		creates a separation between Cambridge
		and Great Shelford.
Townscape	Will it maintain and	RED = Significant negative impact on
Townscape	enhance the	townscape character, no satisfactory
	diversity and	mitigation measures possible.
	distinctiveness of	miligation measures possible.
	townscape	Significant negative impact (development
	character, including	conflicts with townscape character,
	through	significant negative impacts incapable of
	appropriate design	mitigation) - development of this site would
	and scale of	change the rural character of this area of
	development?	village and would harm the settings of the
	'	listed buildings.
Green Belt	What effect would	RED = Significant negative impact on
	the development of	Greenbelt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation
	cultural interest	Significant negative impact on historia
	(including conservation	Significant negative impact on historic assets (incapable of satisfactory mitigation)
	areas, listed	- development of the site is likely to have a
	buildings,	significant adverse impact on the settings of
	registered parks	the listed buildings and the earthwork
	and gardens and	remains of a medieval moat and enclosures.
	scheduled	
	monuments)?	
CLIMATE CHA		
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is

	of publically	provided onsite.
	accessible open	
Diotopos	space? How far is the	CDEEN - 41km or anaita provision
Distance:	nearest outdoor	GREEN = <1km or onsite provision
Outdoor Sport Facilities	sports facilities?	Assume onside provision as site of over 200
i aciiiles	sports radiilites:	dwellings, which would be required to
		deliver on site facilities to meet policy.
		deliter of one facilities to most policy.
		1.3km ACF from centre of the site to Collier
		Memorial Recreation Ground, Stapleford.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
	for children and	Assume onside provision as site of over 200
	teenagers?	dwellings, which would be required to
		deliver on site facilities to meet policy.
		1,246m ACF from centre of the site to
0	AACH Se a S I C	Recreation Ground, Great Shelford.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,169m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services
		and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
D: 1 05	City Centre?	D 000
Distance: GP	How far is the	R = >800m
Service	nearest health centre or GP	1,094m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	salistacion, minigation propossay.
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Nie fee Weere laaf and a
		No facilities lost, and no new facilities

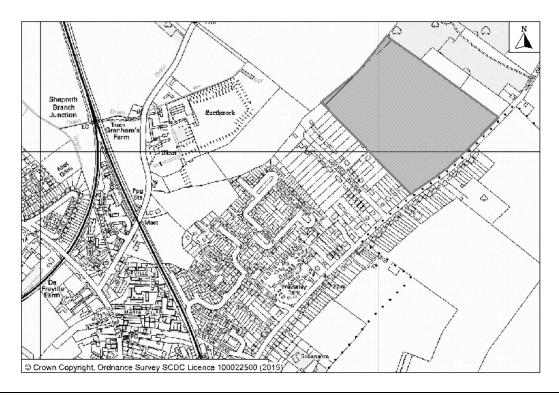
		proposed directly as a result of the
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	development. AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres 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.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km 1.9km ACF from centre of site to Cambridge 013D (Addenbrooke's site)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). Development would have a minor negative effect on employment opportunities, as a result of the loss of existing employment land.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient 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 approaching capacity.

	T	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,356m ACF from centre of site to Great &
0011001		Little Shelford Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	N = Oreater than only
School	school?	3.6km ACF from centre of site to Sawston
301001	301001:	
TDANCDODT		Village College.
TRANSPORT	M/ls = t to m = = t = = = l =	ODEEN Ordet medidential atmost areas d
Cycle Routes	What type of cycle	GREEN = Quiet residential street speed
	routes are	below 30mph, cycle lane with 1.5m
	accessible near to	minimum width, high quality off-road path
	the site?	e.g. cycleway adjacent to guided busway.
		There is an off-road shared use foot / cycle
		path alongside the railway line.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16-17
(3323)	consider access to	1 3 44 3 5 5 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus	Tour Citteria below.	A = Within 800m (3)
		A = Vitiliii 600iii (3)
stop / rail		CEC m ACE from the control of the city to
station		656m ACF from the centre of the site to
		nearest bus stop.
		770 - AOE (many 1)
		778m ACF from the centre of the site to
		train station.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		Bus has a 20 minute service.
		Train has an 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		` '
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		Ĭ
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		5 5 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1
by oming to Oity	I	

Centre		5.65km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train	778m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC146		
Consultation Reference numbers:		
Site name/address: Land at Hinton Way, Great Shelford		

Map:



Site description: The site is located on the north-eastern edge of Great Shelford and adjoins well wooded low density residential development to the south west and linear residential development to the south east. The site borders open countryside to the north west and a well wooded area to the north east that includes three residential properties and the remains of a former country house and hotel.

The site is a rectangular agricultural field bounded by trees and hedges.

Current use(s): The site is currently in agricultural use.

Proposed use(s): Up to 150 dwellings

Site size (ha): South Cambridgeshire: 12.16 ha

Potential residential capacity: 182 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead	AMBER = Minor loss of grade 1 and 2 land

	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site but all Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts
	adverse	
	impact/worsening	Development unlikely to impact on air
	of air quality?	quality. Site lies in an area where air quality
		acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or	road traffic noise generation impact on
	generator	existing residential due to development
	(including	related car movements.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
· · · · · ·	where possible	mitigation
	enhance the quality	Imagadon
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
	Criviloriiricrit	appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	<u> </u>	Custamable Diamage Cystems (Subo).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites		to designated for nature conservation or
SILES	protected species	recognised as containing protected species,
	and protect sites designated for	, ,
		or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	

	le colle de ciamete d		
	locally designated		
Diodivoreit.	sites)		CDEEN - Dovolonment could have a
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Cinnificant positive impost of these are
	native species, and		Significant positive impact as there are
	help deliver habitat		opportunities to create new ponds and
	restoration (helping to achieve		extended grassland habitats within the site
			that would be beneficial to the great crested
	Biodiversity Action		newt population, that are already located in
	Plan targets, and maintain		adjacent ponds.
	connectivity		
	,		
	between green infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		arees capable of appropriate magation
	by a Tree		There are trees with Tree Preservation
	Preservation Order		Orders along the boundaries of the site,
	(TPO)?		within neighbouring private residential
	(5).		gardens and on adjoining land to the north,
			which includes the remains of a former
			country house and hotel.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant negative impact (development
	character?		conflicts with landscape character,
			significant negative impacts incapable of
			mitigation) - development of this site would
			result in considerable encroachment of the
			built area into the strongly rolling chalk hills
			rising from the village edge and into the
			separation between Cambridge and Great Shelford.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (development

	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		agricultural character of this area of village.
	and scale of		
	development?		
Green Belt	What effect would		RED = Significant negative impact on Green
	the development of		Belt purposes
	this site have on		· ·
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
i ioinage	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		To the impact to the cotting
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
			Archaeological potential will require further
	(including conservation		information but the assumption for a neutral
			· · · · · · · · · · · · · · · · · · ·
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA		ı	[
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
	TH AND WELL BEING)	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.2km ACF from centre of the site to
			Stapleford Recreation Ground.
Distance: Play	How far is the		RED =>800m
Facilities	nearest play space		
	for children and		1,125m ACF from centre of the site to
	teenagers?		Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		AMBER - No Impact
TIAVEIIEI	· -		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		

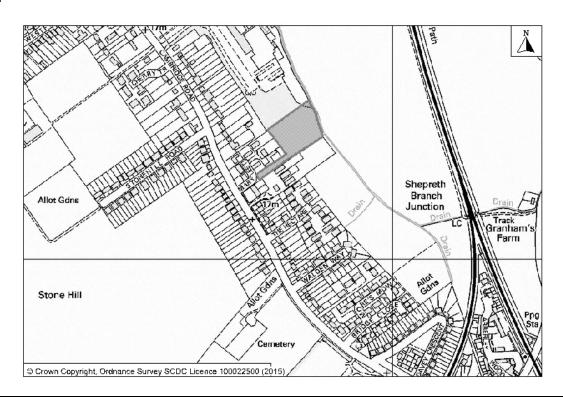
	_	
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,511m ACF to Woollards Lane, Stapleford
	centre?	which is surrounded by a large number of
		services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	1. 7 555111
Ochic	defined Cambridge	
	City Centre?	
51		D 000
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,448m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
		development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	i e
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities		with existing communities
Communities	the site integrate	
	with existing	
E001101 77	communities?	
ECONOMY	T	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	. '
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	, ,	

_		
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	employment land of profilects.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Otilities	level of investment	required, constraints capable of appropriate
	in key community services and	mitigation
		Minor utilities infrastructure impressores
	infrastructure,	Minor utilities infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Development of this site is likely to require
	infrastructure and	local and upstream reinforcement of the
	broadband?	electricity network. 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
		approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R =>800m
Primary	nearest primary	
School	school?	1,267m ACF from centre of site to
		Stapleford Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
School	school?	3.5km ACF from centre of site to Sawston
0011001	00110011	Village College.
TRANSPORT	1	· ····································
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	, ,
	נווט אוט!	high cycle accident rate to access local
HQPT	Is there High	facilities/school. Poor quality off road path.
	IN THATA HIGH	AMBER = service meets requirements of
I IQI I	_	high augitus augitus da angan ang ing ang at the st
I I QI I	Quality Public	high quality public transport in most but not
TIQI I	Quality Public Transport (at edge	high quality public transport in most but not all instances
	Quality Public Transport (at edge of site)?	all instances
Sustainable	Quality Public Transport (at edge of site)? Scoring	•
	Quality Public Transport (at edge of site)?	all instances

	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		, ,
station		194m ACF from the centre of the site to
		nearest bus stop.
		778m ACF from the centre of the site to
		train station.
Frequency of		A = 30 minute frequency (3)
Public		71 = 00 minute frequency (0)
Transport		Bus has a less than hourly service.
Папорон		Bus has a loss than hearly service.
		Train has an 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		00 = 20 minutes of less (0)
journey time to		Bus service takes 24 minutes from Great
City Centre		
City Certife		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
		G = SKIII (O TOKIII (4))
cycling to City Centre		5.77km ACF from the centre of the site to
Centre		
Distance	l lavy famila tha aita	Cambridge Market.)
Distance:	How far is the site	R = >800m
Railway	from an existing or	4.005 - ACE from control of the pite to Creat
Station	proposed train	1,035m ACF from centre of the site to Great
_	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
		more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		to public transport, walking or cycling

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC149			
Consultation Reference numbers:			
Site name/address: Land at Marfleet Close, Great Shelford			

Мар:



Site description: The site is located on the north-eastern edge of Great Shelford and lies to the rear of existing properties in Marfleet Close and along Cambridge Road. The site borders Scotsdales Garden Centre to the north-west, Hobson's Brook and open countryside to the north-east, and residential properties and garden land to the south-east.

The site is a rectangular grassed field with heavily treed areas along the north-west and southeast boundaries.

Current use(s): The site is currently in use as a paddock.

Proposed use(s): Approximately 20 dwellings

Site size (ha): South Cambridgeshire: 0.82 ha.

Potential residential capacity: 17 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	
	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land

to the loss of the best and most versatile agricultural land (Grades 1 and 2) - small site but majority of site is Grade 2. Minerals Will it avoid the sterilisation of economic mineral reserves? POLLUTION Air Quality Would the development of the sites result in an adverse impact/worsening of air quality? AQMA Is the site within or near to an AQMA, the M11 or the A14? Pollution Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Contamination Is there possible contamination on the site? Water Will it protect and where possible enhance the quality of the water environment? Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but majority of site is Grade 2. Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but majority of site is Grade 2. GREEN = Site is not within an allocated or safeguarded area. GREEN = Site lies near source of air pollution, or development unlikely to impact on air quality. Site lies in an area where air quality acceptable. GREEN = >1,000m of an AQMA, M11, or A14 GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses, some possible noise from adjacent sociately further investigation and may require offsite mitigation. GREEN = Site not within or adjacent to an area with a history of contamination on the site? Water Will it protect and where possible enhance the quality of the water environment? GREEN = No impact / Capable of full mitigation GREEN = No impact / Capable of full mitigation neasures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).	Lond	dovolonmenticed	
best and most versatile agricultural land? Minerals Will it avoid the sterilisation of economic mineral reserves? POLLUTION Air Quality Would the development of the sites result in an adverse impact/worsening of air quality? Pollution AQMA Is the site within or near to an AQMA, the M11 or the A14? Pollution Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Contamination Contamination Is there possible contamination on the site? Water Minerals Will it avoid the sterilisation of economic mineral reserves? AMBER = Site lies near source of air pollution, or development could impact on air quality. Site lies in an area where air quality acceptable. AMBER = Site lies near source of air pollution, or development could impact on air quality. Site lies in an area where air quality acceptable. GREEN = >1,000m of an AQMA, M11, or A14 GREEN = No adverse effects or capable of full mitigation. GREEN = No adverse effects or capable of full mitigation. Development compatible with neighbouring uses, some possible noise from adjacent Scotdales Garden Centre that would require further investigation and may require offsite mitigation. GREEN = Site not within or adjacent to an area with a history of contamination on the site? Water Will it protect and where possible enhance the quality of the water environment? GREEN = No impact / Capable of full mitigation and may require offsite mitigation area with a history of contamination on the site? GREEN = No impact / Capable of full mitigation area with a popropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).	Land	development lead	Minor loss of bost and most variatile
Versatile agricultural land? Site but majority of site is Grade 2.			
Minerals Will it avoid the sterilisation of economic mineral reserves? POLLUTION Air Quality Would the development of the sites result in an adverse impact/worsening of air quality? AQMA Is the site within or near to an AQMA, the M11 or the A14? Pollution Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Contamination Contamination Water Mill it protect and where possible enhance the quality of the water environment? Agree A Will it protect and where possible enhance the quality of the water environment? AMBER = Site lies near source of air pollution, or development could impact on air quality. Site lies in an area where air quality acceptable. AMBER = Site lies near source of air pollution, or development unlikely to impact on air quality. Site lies in an area where air quality acceptable. GREEN = >1,000m of an AQMA, M11, or A14 GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses, some possible noise from adjacent scotdales Garden Centre that would require further investigation and may require offsite mitigation. GREEN = Site lies near source of air pollution, or development could impact on air quality acceptable. GREEN = No adverse effects or capable of full mitigation. GREEN = Site lies near source of air pollution, or development unlikely to effect water quality acceptable. GREEN = No impact / Capable of full mitigation Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems			· · · · · · · · · · · · · · · · · · ·
Minerals Will it avoid the sterilisation of economic mineral reserves?			site but majority of site is Grade 2.
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development process, e.g. as part of Sustainable Drainage Systems (SuDS).			
Sustainable Drainage Systems (SuDS).			
BIODIVERSITY	BIODIVERSITY		
Designated Will it conserve GREEN = Does not contain, is not adjacent		Will it conserve	GREEN = Does not contain, is not adjacent
Sites protected species to designated for nature conservation or	•	protected species	•
and protect sites recognised as containing protected species,			
designated for or local area will be developed as		-	•
nature greenspace. No or negligible impacts		•	•
conservation		conservation	
interest, and			
geodiversity?		The state of the s	
(Including		geodiversity?	

	T		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		. 9
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		Loss of grassland habitat which may
	_		· · · · · · · · · · · · · · · · · · ·
	Plan targets, and maintain		provide foraging habitat for species
			including bats and badgers.
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		3 24 7 20 2 3 3 5 5
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	imadi dotaro:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCADE	TOWNSOADE AND C	III TUDAL LU	
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		No.
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
			provide a softer edge to the village and the
			separation between Cambridge and Great
			Shelford.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		magadon mododico possibio.
	townscape		Significant Negative Impact (development
	<u>-</u>		conflicts with townscape character,
	character, including		•
	through		significant negative impacts incapable of

	1		
	appropriate design		mitigation) - development of this site would
	and scale of		change the linear character of this area of
	development?		village.
Green Belt	What effect would		RED = Significant negative impact on Green
	the development of		Belt purposes
	this site have on		-
	Green Belt		
	purposes?		
Haritaga			CDEEN Site does not contain or adjain
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		
	archaeological, or		Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible).
	(including		Archaeological potential will require further
	conservation		information but the assumption for a neutral
	areas, listed		impact is that it is likely appropriate
	buildings,		mitigation can be achieved through the
	registered parks		development process.
	and gardens and		development process.
	scheduled		
CLIMATE CHA	monuments)?		
CLIMATE CHA			AMPED OF L. L. C.
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site within at		GREEN = Flood Zone 1 / low risk
	flood risk?		
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HUMAN HEAL	TH AND WELL BEING	ì	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		Provided 2113113
	space?		
Distance:	How far is the		AMBER = 1-3km
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		1.6km ACF from centre of the site to
i aomitico			
Diotopos Disc	How far is the		Stapleford Recreation Ground.
Distance: Play			RED =>800m
Facilities	nearest play space		4.474 .4054
	for children and		1,474m ACF from centre of the site to
_	teenagers?		Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = >800m
District or	from the nearest		1. – 2000III
Local Centre	District or Local		1,353m ACF to Woollards Lane which is
Lucai Ceille	טופוווכו טו בטנאו		1,555111 ACE to Woollalus Lane Which is

	centre?	surrounded by a large number of services and facilities
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R = >800m 1,281m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres 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.

	T	
Employment -	How far is the	AMBER = 1-3kmCambridge 013D
Accessibility	nearest main	(Addenbrooke's site)
	employment	0.41 4.054
	centre?	2.1km ACF from centre of site to
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	Minor utilities infrastructure improvements
	including	required, but constraints can be addressed.
	communications	Development of this site is likely to require
	infrastructure and	local and upstream reinforcement of the
	broadband?	electricity network. 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
		approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R =>800m
Primary	nearest primary	4.070 4.074
School	school?	1,378m ACF from centre of site to
		Stapleford Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	4.2km ACF from centre of site to Sawston
		Village College.
TRANSPORT	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ANADED Madison modifically at a selection
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path
	routes are	
	accessible near to	
LIODT	the site?	AMPER
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
0 1 1 1 1	of site)?	AMPED O 40.447 4 % i i i i
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 17
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	

	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		455 4057 11 11 11 11 11 11
station		155m ACF from the centre of the site to
		nearest bus stop.
		1,212m ACF from the centre of the site to
		train station.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		Bus has a 20 minute service.
•		
		Train has an 30 minute to hourly service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		Tuein coming takes 5 44 minutes from Orașt
		Train service takes 5-11 minutes from Great
Distance for		Shelford to Cambridge. G = 5km to 10km (4)
cycling to City		G = 3kiii to 10kiii (4)
Centre		5.27km ACF from the centre of the site to
0011110		Cambridge Market.)
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,212m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	Minor pagetive offects incomple of
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - the
		proposed site does not appear to have a
		direct link to the adopted public highway.
		Site has access to Marfleet Close.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

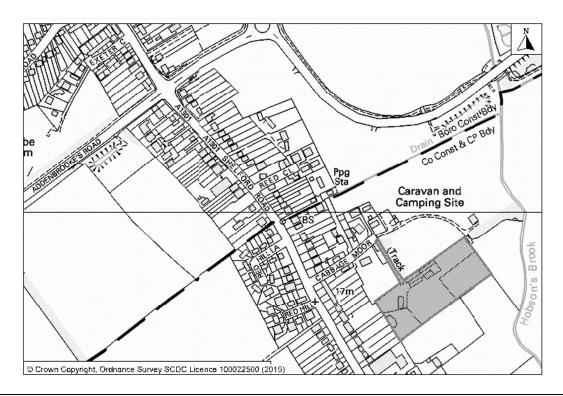
Site Information	
Development Sequence	Rural Centre
Sita rafaranca number(c): SC100	

Site reference number(s): SC188

Consultation Reference numbers:

Site name/address: Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford

Мар:



Site description: The site is located on the north-eastern edge of Great Shelford and lies to the rear of the existing dwellings along Cambridge Road. The site adjoins Great Shelford Caravan and Camping Club and open countryside.

The site includes a dwelling and garden, land used for the storage of caravans, agricultural buildings and an open grassed field. Mature trees and hedges on its northern, western and eastern boundaries screen the site.

Current use(s): The site is currently in residential, agricultural and storage use.

Proposed use(s): 60-70 dwellings with public open space

Site size (ha): South Cambridgeshire: 1.80 ha.

Potential residential capacity: 49 dwellings (30dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	A small proportion of the site is previously
	developed	developed land including a dwelling and
	land?	land used for the storage of caravans.
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land

11	develo (1 1	
Land	development lead to the loss of the best and most versatile	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site including Grade 2.
	agricultural land?	3
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an	GREEN = Minimal, no impact, reduced impact.
	adverse impact/worsening of air quality?	Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses, some possible issues with noise from adjoining commercial / industrial site that may require offsite mitigation. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements.
Contamination	uses)? Is there possible contamination on	AMBER = Site partially within or adjacent to an area with a history of contamination, or
	the site?	capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
		The site would require investigation due to its existing agricultural / commercial uses. Potential for minor benefits through remediation of minor contamination.
Water	Will it protect and where possible enhance the quality	GREEN = No impact / Capable of full mitigation
	of the water environment?	Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY	T	
Designated Sites	Will it conserve protected species and protect sites	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,

		•	
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement and new
	restoration (helping		features, including the planting of small
	to achieve		copses and extending hedgerows into the
	Biodiversity Action		site.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
11 0			
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	illiastructure:		
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	3.10.10.01		development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
	NAME IS		provide a softer edge to the village.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.

	1	
	distinctiveness of townscape character, including through appropriate design and scale of development?	Significant Negative Impact (development conflicts with townscape character, with significant negative impacts incapable of mitigation) - development of this site would create development contrary to the ribbon development character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	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	GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). 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.
OLIMATE OLIM	monuments)?	
CLIMATE CHA		AMPER OUT I I I I I
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	H AND WELL BEING	carrier se appropriately addressed.
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new public open space.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.8km ACF from centre of the site to Trumpington Meadows.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 1,350m ACF from centre of the site to Trumpington Meadows.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies	AMBER = No Impact

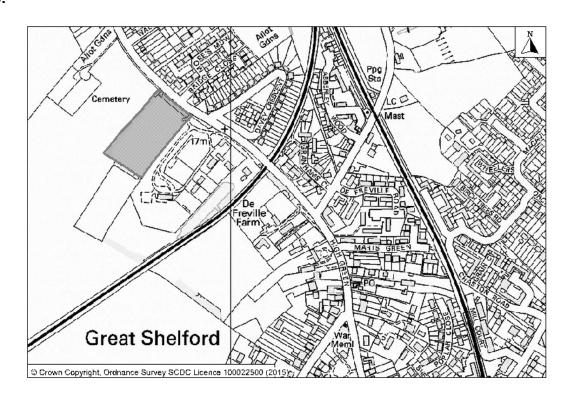
	T .=	1	
	and Travellers and		
	Travelling		
	Showpeople?		
Distance:	How far is the site		R = 800m
District or	from the nearest		
Local Centre	District or Local		1,333m ACF to Trumpington district centre,
	centre?		Cambridge.
Distance: City	How far is the site		R = >800m
Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		R = >800m
Service	nearest health		
	centre or GP		1,964m ACF from centre of site to Shelford
	service?		Health Centre.
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		, , ,
	services and		No facilities lost, and no new facilities
	facilities including		proposed directly as a result of the
	health, education		development.
	and leisure (shops,		'
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement / appropriate mitigation
	community		possible
	activities?		
			No facilities lost, and no new facilities
			proposed directly as a result of the
			development.
Integration	How well would the		AMBER = Adequate scope for integration
with Existing	development on		with existing communities
Communities	the site integrate		oznamig communa
	with existing		
	communities?		
ECONOMY	<u> </u>		
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income		most deprived Super Output Areas within
(======================================	and employment		Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.
	particularly in		
	Abbey Ward and		
	Kings Hedges?		
	Would allocation		
	result in		
	development in		
	deprived wards of		
	Cambridge?		
Shopping	Will it protect the		GREEN = No effect or would support the
Chopping	shopping		vitality and viability of existing centres.
	hierarchy,		Trianty and viability of chisting contros.
	supporting the		Development would have no effect on
	I supporting the		Developinent would have no ellect off

	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	Development would have no effect on
	or deliver new	employment land or premises.
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	Di Gadadi id i	within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constraints sair be appropriately magated
	oupdoity:	School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	2,016m ACF from centre of site to Great &
Conoon	3011001:	Little Shelford C of E Primary School
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	R = Greater than own
School	school?	4.9km ACF from centre of site to Sawston
3011001	3011001:	Village College.
TRANSPORT	<u> </u>	village College.
Cycle Routes	What type of cycle	 AMBER = Medium quality off-road path.
Cycle Roules	routes are	AMBEN - MEGIGITI QUAITY OIT-TOAU PATT.
	accessible near to	
HODT	the site?	AMPED continuments at
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	ODEEN O 15 101
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 19
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	

	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		229m ACF from the centre of the site to
		nearest bus stop (Citi 7).
		4 040 4 05 ()
		1,913m ACF from the centre of the site to train station.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		Bus has a 20 minute service.
'		
		Train has an 30 minute to hourly service.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		Bus service takes 33 minutes from Great
City Centre		Shelford to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		GG = Up to 5km (6)
cycling to City		. , ,
Centre		4.63km ACF from the centre of the site to
		Cambridge Market
Distance:	How far is the site	R = >800m
Railway	from an existing or	1.012m ACE from control of the city to Creat
Station	proposed train station?	1,912m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
7.00000	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - the
		proposed site does not appear to have a
		direct link to the adopted public highway
		and the access link to the public highway is unsuitable to serve the number of units that
		are being proposed.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	1
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC205		
Consultation Reference numbers:		
Site name/address: Land north-west of 11 Cambridge Road, Great Shelford		

Мар:



Site description: The site is located on the north-western edge of Great Shelford, and adjoins open countryside to the north-west and south-west. The site borders low density landscaped residential development to the south-east and linear residential development along Cambridge Road.

The site is a rectangular agricultural field enclosed by mature trees and hedges.

Current use(s): The site is currently arable land

Proposed use(s): 6-8 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25 ha and the capacity will be tested through the assessment)

Site size (ha): South Cambridgeshire: 1.41 ha.

Potential residential capacity: 29 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	
	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	-

Г	To the second second	
	to the loss of the best and most versatile agricultural land?	Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening	GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality
AQMA	of air quality? Is the site within or near to an AQMA, the M11 or the A14?	acceptable. GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Noise from Cambridge Road can be mitigated by design and layout, which may influence density. A noise assessment of the electricity substation in the northwest corner needs to be undertaken.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS).
BIODIVERSITY	·	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).

	sites)		
Biodiversity	Would		GREEN = Development could have a
Diodiversity	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Herwork links
	native species, and		No impact on protected sites and species
	help deliver habitat		(or impacts could be mitigated).
	restoration (helping		(or impacts could be mitigated).
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
1	site or immediately		trees capable of appropriate mitigation
	adjacent protected		trees capable of appropriate finingation
	by a Tree		There are trees with Tree Preservation
	Preservation Order		Orders on the south-eastern and north-
	(TPO)?		eastern boundaries of the site. The 2008
	(11 0):		aerial photograph indicates that trees are
			still present on site and therefore they need
			to be retained using current best practice
			and guidance unless detailed tree surveys
			prove otherwise.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate imagailer.
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
		1	development process.
LANDSCAPE,	 TOWNSCAPE AND C	ULTURAL HI	· · · · · · · · · · · · · · · · · · ·
LANDSCAPE, Landscape	TOWNSCAPE AND C	ULTURAL HI	· · · · · · · · · · · · · · · · · · ·
	•	ULTURAL HI	ERITAGE
	Will it maintain and	ULTURAL HI	ERITAGE AMBER = negative impact on landscape
	Will it maintain and enhance the	ULTURAL HI	ERITAGE AMBER = negative impact on landscape
	Will it maintain and enhance the diversity and	ULTURAL HI	AMBER = negative impact on landscape character, incapable of mitigation.
	Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) -
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into
	Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?	ULTURAL HI	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village.
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and	ULTURAL HI	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village. RED = Significant negative impact on
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the	ULTURAL HI	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village. RED = Significant negative impact on townscape character, no satisfactory
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and	ULTURAL HI	ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in further encroachment of the built area into the transitional area of enclosed fields that provide a softer edge to the village. RED = Significant negative impact on townscape character, no satisfactory

	through appropriate design and scale of development?	significant negative impacts incapable of mitigation) - development of this site would change the linear character of this area of village and the site is part of an Important Countryside Frontage.
Green Belt	What effect would the development of this site have on Green Belt purposes?	AMBER = negative impact on Greenbelt purposes
Heritage	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)?	RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant negative impact on historic assets (incapable of satisfactory mitigation) - the site is part of the settings of listed buildings and the Great Shelford Conservation Area. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHA		through the development process.
Renewables	Will it support the	AMBER = Standard requirements for
renewables	use of renewable energy resources?	renewables would apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN HEALT	TH AND WELL BEING	11 1
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.1km ACF from centre of the site to Great Shelford Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 986m ACF from centre of the site to Great Shelford Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance:	How far is the site	R =>800m

Diatriat ar	fuence the conservation	
District or	from the nearest	OCAM ACE to Modlarda Lana which is
Local Centre	District or Local	861m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services
Distance O't	Hamie (b. a. al)	and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A = 400 - 800m
Service	nearest health	
	centre or GP	792m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	RED = Limited scope for integration with
with Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Site in a relatively isolated location, poorly
		related to the built up area.
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Thank, and that inty of oxioting control.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	town, district and	willon illolude retail, offices, of felsule uses.

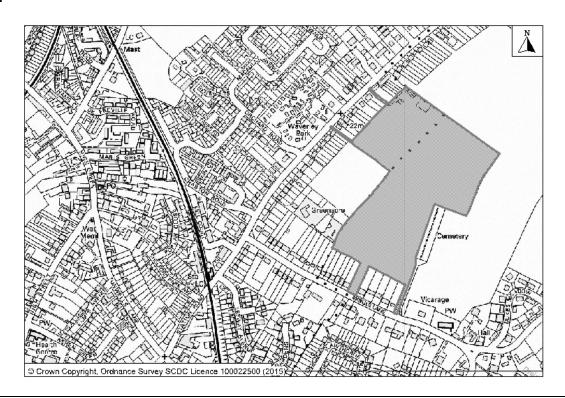
	local contract	
Francis van sint	local centres?	AMPED 4 2km
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	2 Elm ACE from control of cito to Combridge
	employment	2.5km ACF from centre of site to Cambridge
F	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
Liere	employment land?	ODEEN E.C C. C
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	No. one of a contract of
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
		addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	874m ACF from centre of site to Great &
		Little Shelford C of E Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	
School	school?	3.8km ACF from centre of site to Sawston
		Village College.
TRANSPORT	Termina	
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 17
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	

	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		103m ACF from the centre of the site to
		nearest bus stop (Citi 7).
		820m ACF from the centre of the site to
		train station.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		Bus has a 20 minute service.
		Tanàn han ao 00 minuta ta banaha anaisa
Dudalia		Train has an 30 minute to hourly service.
Public		A = 31 to 40 minutes (3)
transport		Bus service takes 33 minutes from Great
journey time to City Centre		Shelford to Cambridge.
City Certife		Shellord to Cambridge.
		Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		(1)
Centre		5.77km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	821m ACF from centre of the site to
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC207	

Consultation Reference numbers:
Site name/address: Land east of Hinton Way, north of Mingle Lane, Great Shelford

Мар:



Site description: The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east, and adjoins the cemetery. The site is an agricultural field with some hedges and trees along the boundaries.

Current use(s): The site is in agricultural use as arable land.

Proposed use(s): 200+ dwellings with public open space

Site size (ha): South Cambridgeshire: 10.04 ha.

Potential residential capacity: 151 dwellings (30dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small

	versatile	site including Grade 2
	agricultural land?	site including Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
······oraio	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening of air quality?	quality. Site lies in an area where air quality acceptable.
	or all quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
, rogram	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses. Some minor to moderate additional
	receptor or generator	road traffic noise generation on existing residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance - Mingle Lane.
	neighbouring	one ormanee wingle cane.
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
\\/_t_"	the site?	CDEEN No import / Complete of full
Water	Will it protect and where possible	GREEN = No impact / Capable of full mitigation
	enhance the quality	Imitigation
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	· •	g .
	1 0	· ·
		greenspace. No or negligible impacts
	1	
	, ,	
	International and	
	locally designated	
JILES	and protect sites designated for nature conservation interest, and geodiversity? (Including International and	recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	sites)		
Biodiversity	Would		GREEN = Development could have a
,	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for habitat enhancement
	restoration (helping		through copse planting to compliment the
	to achieve		woodland feel of the adjacent cemetery, the
	Biodiversity Action		retention and enhancement of the
	Plan targets, and		scrubland, and additional hedgerow
	maintain		planting.
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are some trees with Tree
	Preservation Order		Preservation Orders along the southern
	(TPO)?		boundary of the site.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		-
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	landscape		Significant negative impact (development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation) - development of this site would
			result in considerable encroachment of built
			development into the strongly rolling chalk
			hills rising from the village edge.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		
	townscape		Significant negative impact (development
	character, including		conflicts with townscape character,
	through		significant negative impacts incapable of
	appropriate design		mitigation) - development of this site would
	and scale of		create development contrary to the ribbon
	development?		development character of this part of the

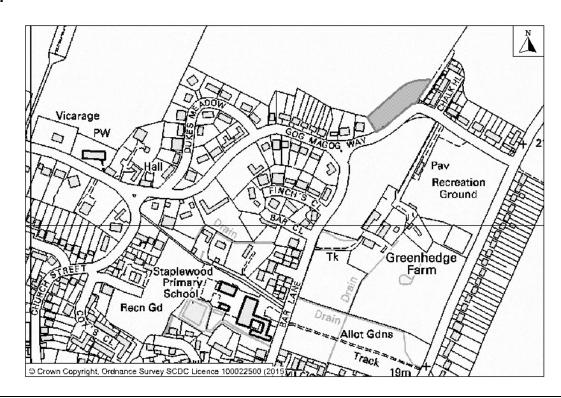
		village.
Green Belt	What effect would	RED = Significant negative impact on
0.00 20	the development of	Greenbelt purposes
	this site have on	Greenbon purpodes
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
Tiomago	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation.
	archaeological, or	impacts capable of appropriate mitigation.
	cultural interest	Minor negative impact on historic assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms part of the setting of the Great
	areas, listed	Shelford Conservation Area. Archaeological
	buildings,	potential will require further information but
	registered parks	the assumption for a neutral impact is that it
	and gardens and	is likely appropriate mitigation can be
	scheduled	achieved through the development process.
OLIMATE OLIA	monuments)?	
CLIMATE CHA		AMPED Ctandard requirements for
Renewables	Will it support the use of renewable	AMBER = Standard requirements for
		renewables would apply
Floori Diale	energy resources?	ODEEN. Flood Zono 4 / love viole
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HIIMAN HEAL	⊥ ΓH AND WELL BEING	carinot be appropriately addressed.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Орен орасс	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided orisite
	space?	Development would create minor
	Space:	
Dietopos	How for in the	opportunities for new public open space.
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor	0.6km ACF from centre of the site to Collier
raciiilles	sports facilities?	
Distance: Play	How far is the	Memorial Recreation Ground, Stapleford. AMBER = 400 -800m
Facilities		AIVIDEN = 400 -000III
raciiilles	nearest play space	714m ACE from control of the cita to
	for children and	714m ACF from centre of the site to
Cumous	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Dista	Showpeople?	D 000
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	1,040m ACF to Woollards Lane which is
	centre?	surrounded by a large number of services

		and facilities
Dictance: City	How far is the site	and facilities. R = >800m
Distance: City Centre	from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R = >800m 999m ACF from centre of site to Shelford Health Centre.
Key Local Facilities	Will it improve quality and range of key local	AMBER = No impact on facilities (or satisfactory mitigation proposed).
	services and facilities including health, education and leisure (shops, post offices, pubs etc?)	No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.
		No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
	communities?	Large site which wraps around another site, leaving an undeveloped area in the middle unless sites 212 is also developed.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy,	GREEN = No effect or would support the vitality and viability of existing centres.
	supporting the vitality and viability of Cambridge, town, district and	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.

	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	AMDEV = 1-2VIII
Accessibility		2 Ekm ACE from control of site to Combridge
	employment centre?	2.5km ACF from centre of site to Cambridge
Employment	Would	013D (Addenbrooke's site)
Employment -		G = No loss of employment land / allocation
Land	development result in the loss of	is for employment development
	employment land,	
	or deliver new	
Lieve	employment land?	OBEEN E : C · C · C · C · C
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	NAC CONTRACTOR OF THE CONTRACT
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	672m ACF from centre of site to Stapleford
		Community Primary School
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.9km ACF from centre of site to Sawston
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
-	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16-17
	consider access to	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
	. Jan Jingila Dolow.	

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC208			
Consultation Reference numbers:			
Site name/address: Land to the north of Gog	Magog Way, Stapleford		

Мар:



Site description: The site is situated on the north side of Gog Magog Way and follows the curve of the road at this point. It is adjacent to property No 41 to the west and new affordable housing in Chalk Hill to the east. Further south down Gog Magog Way there is a listed building located on the junction with Bar Lane – Stapleford Hall.

The site is part of a large arable field with no clear distinctions within the field to mark the boundary of the proposed site.

Current use(s): Arable Field

Proposed use(s): 8 dwellings (note: sites are only allocated for residential development of 10 or more dwellings, the site has been registered as it exceeds the minimum size threshold of 0.25ha and the capacity will be tested through the assessment)

Site size (ha): South Cambridgeshire: 0.32 ha.

Potential residential capacity: 7 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	
	developed	
	land?	
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	-

	T	I
	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - northern
	versatile	half of site is Grade 2.
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	10301703:	
	Would the	CDEEN Minimal no impact reduced
Air Quality		GREEN = Minimal, no impact, reduced
	development of the	impact.
	sites result in an	
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
1 Ollution	Odour, light noise	full mitigation
	and vibration	Tuli miligation
	problems if the site	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
	,	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	area with a motory of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
vvalei		· · · · · · · · · · · · · · · · · · ·
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process. e.g. as part of
		Sustainable Drainage Systems (Suds).
BIODIVERSITY	,	· · · · · · · · · · · · · · · · · · ·
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites		to designated for nature conservation or
Siles	protected species	
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	
	interest, and	Assumptions for a neutral impact are that
	geodiversity?	existing features that warrant retention can
	(Including	be retained or appropriate mitigation will be
	geodiversity?	existing features that warrant retention can
	1 (morading	20 Totalilou of appropriate miligation will be

	latamatianal and		
	International and		achieved through the development process.
	locally designated		
Disalisasaitas	sites)		AMPED Development would be a se
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping to achieve		be retained or appropriate mitigation will be
			achieved through the development process.
	Biodiversity Action		
	Plan targets, and maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
11 0	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	<u>ULTURAL HI</u>	
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is enclosed farmland. The road
			adjoining the site has high hedgerows on
			both sides with mature trees and is rural in
			character. Development of the site would be
Ta	Mill it paralists in the line		likely to impact on this green character
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		Minor Nogativo Impact (dayslanment
	distinctiveness of		Minor Negative Impact (development
	townscape character, including		conflicts with townscape character, minor negative impacts incapable of mitigation) -
	through		Loss of mature hedgerow if site developed
	•		therefore altering townscape character of
	appropriate design		therefore altering townscape character of

	and scale of	oroo
	development?	area.
Green Belt	What effect would	AMPED pagetive impact on Crosphelt
Green beit		AMBER = negative impact on Greenbelt
	the development of this site have on	purposes
	Green Belt	
Haritaga	purposes?	AMPED. Cita contains is adiscent to or
Heritage	Will it protect or enhance sites,	AMBER = Site contains, is adjacent to, or
	features or areas of	within the setting of such sites, buildings and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	impacts capable of appropriate mitigation
	cultural interest	'Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms an important part of the setting of
	areas, listed	Grade II Listed building - loss of openness
	buildings,	and rural setting. Archaeological potential
	registered parks	will require further information but the
	and gardens and	assumption for a neutral impact is that it is
	scheduled	likely appropriate mitigation can be
	monuments)?	achieved through the development process.
CLIMATE CHAI		acineved uneagn the development precess.
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	Tonomaiso no and appry
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	0.01 4.054
Facilities	sports facilities?	0.2km ACF from centre of the site to
D: (D)	11 6 2 4	Stapleford Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	OOm ACE from control of the coltage
	for children and	99m ACF from centre of the site to
Cuman 0	teenagers?	Stapleford Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the accommodation	
	needs of Gypsies and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
Distance: District or	from the nearest	IV - >000III
Local Centre	District or Local	1,477m ACF to Woollards Lane, Stapleford
Lucai Ceille	centre?	which is surrounded by a large number of
	Centre:	which is suffounded by a large number of

		services and facilities.
D'ata 0't	Harrison to the alte	
Distance: City Centre	How far is the site	R = >800m
Centre	from edge of defined Cambridge	
	City Centre?	
	City Certife?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = 2000iii
0011100	centre or GP	1,459m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , ,
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	No feelistee leet and no new feelistee
		No facilities lost, and no new facilities
		proposed directly as a result of the development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	With existing communities
	with existing	
	communities?	
ECONOMY	•	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Channing	Cambridge?	CDEEN - No offset or would support the
Shopping	Will it protect the	GREEN = No effect or would support the vitality and viability of existing centres.
	shopping hierarchy,	vitality and viability of existing certiles.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km

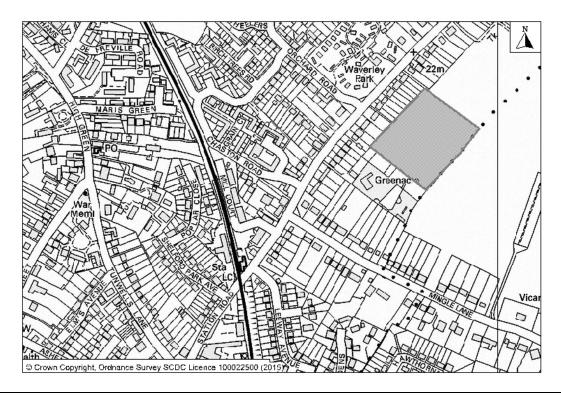
A 11.11.		T
Accessibility	nearest main	O Olive A OF from country of site to Country idea
	employment	2.8km ACF from centre of site to Cambridge
Francis in a surf	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
1.16116	employment land?	ODEEN E.C (
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	MCs and ICCC and Information a Community of the
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
F 1 (*)	1 (1 (1)	sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but
		significant issues can be adequately
5		addressed
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	401m ACF from centre of site to Stapleford
D: (Community Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	0.41 .054
School	school?	2.4km ACF from centre of site to Sawston
TDANODODT		Village College.
TRANSPORT	M/hat turns of avala	DED. No expline provision or a explaine
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to the site?	traffic. Having to cross a busy junction with
	life Site!	high cycle accident rate to access local facilities/school. Poor quality off road path.
HQPT	le thoro High	AMBER = service meets requirements of
ווערו	Is there High Quality Public	•
	Transport (at edge	high quality public transport in most but not all instances
		สม มาอเสมอธิจ
Sustainable	of site)? Scoring	AMBER = Score 10-14 from 4 criteria below
	mechanism has	ANIDER = Score 10-14 HOIII 4 CHIEHA DEIOW
Transport		Total score of 14
Score (SCDC)	been developed to consider access to	10(a) 500(8 0) 14
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the four criteria below.	
Diotopoor bus	ioui cinteria pelow.	A _ \Mithin 900m (2)
Distance: bus		A = Within 800m (3)

stop / rail		
station		151m ACF from the centre of the site to
otation.		nearest bus stop (31 service).
		(0.00000)
		759m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		31 service - 4 buses a day.
		0
5		Citi 7 - 20 minute service.
Public		A = 31 to 40 minutes (3)
transport		24 hun comico talcos 40 minutos from
journey time to		31 bus service takes 19 minutes from
City Centre		Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		()
Centre		6.81km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,094m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
Non Cor	available capacity?	AMDED. No imports
Non-Car Facilities	Will it make the transport network	AMBER = No impacts
i aciiiles	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
	or cycling racinities:	more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Distance: bus		G = Within 600m (4)
stop / rail		, ,
station		290m ACF from the centre of the site to
		nearest bus stop (31 Service).
		573m ACF from the centre of the site to
		train station.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		Bus has a less than hourly service.
		Train has a 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		20 = 20 minutes of 1000 (0)
journey time to		Bus service takes 24 minutes from Great
City Centre		Shelford to Cambridge.
		T
		Train service takes 5-11 minutes from Great
Distance for		Shelford to Cambridge. G = 5km to 10km (4)
cycling to City		S = SKII to TOKIII (4)
Centre		6.36km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	F74m ACE from control of the city to Creet
Station	proposed train station?	574m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
7.00000	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - the
		proposed access is unsuitable to serve the number of units that are being proposed
		and does not allow for suitable inter vehicle
		visibility splay for this site.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC212	
Consultation Reference numbers:	

Site name/address: Land east of Hinton Way, Great Shelford **Map:**



Site description: The site is located on the eastern edge of Great Shelford and lies to the rear of the existing dwellings along Hinton Way and Mingle Lane. The site borders open countryside to the north-east and south-east.

The site is a rectangular agricultural field with hedges and trees along the north-eastern boundary.

Current use(s): The site is currently in use as a paddock.

Proposed use(s): 60-80 dwellings with public open space

Site size (ha): South Cambridgeshire: 1.97 ha.

Potential residential capacity: 53 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile

	1	
	best and most	agricultural land (Grades 1 and 2) - small
	versatile	site including Grade 2.
B 41	agricultural land?	ODEEN OF A SHARE HEAD
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
DOLL LITION	reserves?	
POLLUTION Air Quality	Would the	CDEEN Minimal no impact reduced
Air Quality	development of the	GREEN = Minimal, no impact, reduced impact.
	sites result in an	impaci.
	adverse	Development unlikely to impact on air
	impact/worsening	quality. Site lies in an area where air quality
	of air quality?	acceptable.
	or all quality:	acceptable.
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
Contamination	uses)?	CDEEN Site not within or adjacent to an
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an
	the site?	area with a history of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
Water	where possible	mitigation
	enhance the quality	Tillinganori
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts.
	conservation	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	geodiversity?	
	(Including	
	International and	
	locally designated	

	sites)		
Biodiversity	Would		GREEN = Development could have a
Distributy	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Hetwork links
			Minor positive impost as there are some
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for enhancement through the
	restoration (helping		provision of tree belts and hedgerows.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL H	
Landscape	Will it maintain and		AMBER = negative impact on landscape
Landodapo	enhance the		character, incapable of mitigation.
	diversity and		Character, modpable of finingation.
	distinctiveness of		Minor negative impact (development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
	Gialacici !		development of this site would result in
			further encroachment of the built area into
			the transitional area of enclosed fields that
Tours	Mill it consists in the in-		provide a softer edge to the village.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor negative impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		linear character of this area of village.
	and scale of		
	development?		
Green Belt	What effect would		AMBER = negative impact on Greenbelt

	1	1
	the development of	purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	RED = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for significant
	historical,	negative impacts incapable of appropriate
	archaeological, or	mitigation
	cultural interest	
	(including	Significant negative impact on historic
	conservation	assets (incapable of satisfactory mitigation)
	areas, listed	- the site is part of the settings of listed
	buildings,	buildings and the Great Shelford
	registered parks	Conservation Area. Archaeological potential
	and gardens and	will require further information but it is likely
	scheduled	appropriate mitigation can be achieved
	monuments)?	through the development process.
CLIMATE CHA	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
		Flood Zone 1 and no drainage issues that
		cannot be appropriately addressed.
HIIMAN HEAL	│ TH AND WELL BEING	carriot be appropriately addressed.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Open Space	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	provided orisite
	space?	Development would create minor
	space:	opportunities for new public open space.
Dietanco:	How far is the	CPEEN - <1km or opeito provision
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	·
		0.7km ACF from centre of the site to Collier
Outdoor Sport Facilities	nearest outdoor sports facilities?	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford.
Outdoor Sport Facilities Distance: Play	nearest outdoor sports facilities? How far is the	0.7km ACF from centre of the site to Collier
Outdoor Sport Facilities	nearest outdoor sports facilities? How far is the nearest play space	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m
Outdoor Sport Facilities Distance: Play	nearest outdoor sports facilities? How far is the nearest play space for children and	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to
Outdoor Sport Facilities Distance: Play Facilities	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers?	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities Distance: Play Facilities Gypsy &	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to
Outdoor Sport Facilities Distance: Play Facilities	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities Distance: Play Facilities Gypsy &	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities Distance: Play Facilities Gypsy &	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities Distance: Play Facilities Gypsy &	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities Distance: Play Facilities Gypsy &	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities Distance: Play Facilities Gypsy & Traveller	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground. AMBER = No Impact
Outdoor Sport Facilities Distance: Play Facilities Gypsy & Traveller Distance:	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travelling Showpeople? How far is the site	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground.
Outdoor Sport Facilities Distance: Play Facilities Gypsy & Traveller Distance: District or	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground. AMBER = No Impact
Outdoor Sport Facilities Distance: Play Facilities Gypsy & Traveller Distance:	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground. AMBER = No Impact R = >800m 902m ACF to Woollards Lane which is
Outdoor Sport Facilities Distance: Play Facilities Gypsy & Traveller Distance: Distance: District or	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground. AMBER = No Impact R = >800m 902m ACF to Woollards Lane which is surrounded by a large number of services
Outdoor Sport Facilities Distance: Play Facilities Gypsy & Traveller Distance: District or	nearest outdoor sports facilities? How far is the nearest play space for children and teenagers? Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local	0.7km ACF from centre of the site to Collier Memorial Recreation Ground, Stapleford. RED = >800m 874m ACF from centre of the site to Stapleford Recreation Ground. AMBER = No Impact R = >800m 902m ACF to Woollards Lane which is

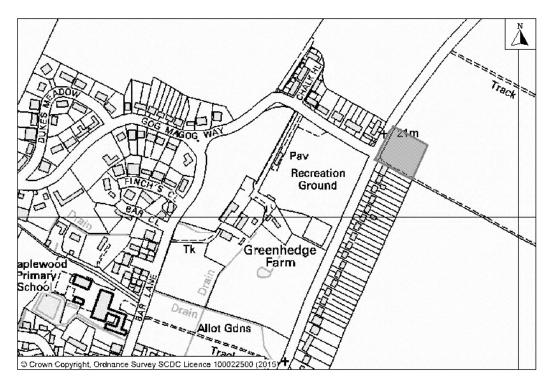
Contro	from odes of	
Centre	from edge of defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = 2000III
Jei vice	centre or GP	854m ACF from centre of site to Shelford
	service?	Heath Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	- cameration of the second
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	·
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
		No facilities lost, and no new facilities
		proposed directly as a result of the
Integration	How well would the	development.
Integration with Existing		AMBER = Adequate scope for integration with existing communities
Communities	development on the site integrate	with existing communities
Communics	with existing	
	communities?	
ECONOMY		
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
,	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Shanning	Cambridge? Will it protect the	GPEEN - No offect or would support the
Shopping	shopping	GREEN = No effect or would support the vitality and viability of existing centres.
	hierarchy,	Trianty and viability of existing centres.
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	, ,
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.5km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)

Employment - Unitities with the loss of employment result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in fixey community services and infrastructure, including community services and infrastructure, including community services and infrastructure and broadband? Education Is there sufficient education capacity? Education Capacity School capacity not sufficient, 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 approaching capacity. Education Is there sufficient education capacity? Education Capacity of sufficient, constraints can be appropriately mitigated society. AMBER = School capacity not sufficient, but significant issues can be adequately addressed. Frimary School Poor sufficient, but significant issues can be adequately addressed. Frimary School Poor sufficient enearest secondary school? Fransport Cycle Routes What is the nearest secondary school? FRANSPORT Cycle Routes What is the nearest secondary school? FRANSPORT Cycle Routes Sustainable Transport (at edge of site)? FRED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. AMBER = service meets requirements of high quality public transport in most but not all instances of site)? GREEN = Score 15-19 from 4 criteria below consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station	Г –	T	
in the loss of employment land, or deliver new employment land? Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Education Capacity Distance: Primary School Distance: Possible near to the site? What type of cycle routes are accessible near to the site? Sustainable Transport Transpor	Employment -	Would	G = No loss of employment land / allocation
employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capac	Land	•	is for employment development
Utilities			
Utilities			
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure, including communications infrastructure and 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 approaching capacity. Education Is there sufficient education capacity Education capacity Education capacity Education capacity Education Is there sufficient education capacity Education capacity Education capacity Education Is there sufficient education capacity Education capacity Education capacity Education Is there sufficient education capacity Education capacity Education capacity Education Is there sufficient education capacity Education Education Is there sufficient education Is there sufficient Education Is there sufficient Is there s		or deliver new	
Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure, including communications infrastructure and 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 approaching capacity. Education Is there sufficient education capacity Education capacity Education capacity Education capacity Education Is there sufficient education capacity Education capacity Education capacity Education Is there sufficient education capacity Education capacity Education capacity Education Is there sufficient education capacity Education capacity Education capacity Education Is there sufficient education capacity Education Education Is there sufficient education Is there sufficient Education Is there sufficient Is there s		employment land?	
level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Community Education Capacity Community Educat	Utilities		GREEN = Existing infrastructure likely to be
in key community services and infrastructure, including communications infrastructure and broadband? Education Is there sufficient education capacity? Education Is there sufficient education capacity in the primary school capacity not sufficient, constraints can be appropriately mitigated society of the sufficient sisues can be adequately addressed. Distance: How far is the nearest primary school? Fransport How far is the nearest secondary school? Fransport Is there high Quality Public Transport (at edge of site)? Sustainable Transport Is there high Quality Public Transport (at edge of site)? Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Is the primary school I		•	1
services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School A = 1 to 3 km A = 1 to 3 km			
infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Education Capacity? Education Capacity of the sewerage network is approaching capacity. Constraints can be appropriately mitigated constraints can be appropriately within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the distribution zone to supply the number of proposed properties within the constraints can be appropriated within the zone to supply the number of proposed properties within the zone within the zone to supply the number of proposed properties within the zone to supply the number of proposed properties within the zone to be supply the number of proposed properties within the zone to be supply the number of proposed properties within the zone to be supply the number of proposed properties within the zone to be supply the number of proposed properties within the zone to be supply the number of proposed properties within the zone appropriately. In the Value The Stone Capacity with inte			Minor utilities infrastructure improvements
including communications infrastructure and broadband? Education Capacity Education Capacity Education Capacity Bistance: Primary School Distance: Primary School A = 1 to 3 km BED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality of proad path. AMBER = service meets requirements of high quality public transport (at edge of site)? Scoring Scoring GREEN = Score 15-19 from 4 criteria below Total score of 16-17 Total score of 16-17 Total score of 16-17 Distance: bus stop / rail station Distance: bus stop / rail station Distance:			
communications infrastructure and broadband? Education Education Capacity Education Capacity Education Capacity Is there sufficient education capacity? Education Capacity Distance: Primary School A = 400 - 800m A = 400		_	
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Distance: Primary School Primary Sch			issues can be adequately addressed.
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Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Application high quality public transport in most but not all instances GREEN = Score 15-19 from 4 criteria below Total score of 16-17 Total score of 16-17 G = Within 600m (4)			facilities/school. Poor quality off road path.
Transport (at edge of site)? Sustainable Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. Distance: bus stop / rail station Total score 15-19 from 4 criteria below Total score of 16-17	HQPT	Is there High	AMBER = service meets requirements of
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Distance: bus stop / rail station G = Within 600m (4) 126m ACF from the centre of the site to		_	
stop / rail station 126m ACF from the centre of the site to		tour criteria below.	
station 126m ACF from the centre of the site to			G = Within 600m (4)
	-		
nearest bus stop (31 Service).	station		126m ACF from the centre of the site to
			nearest bus stop (31 Service).

		422m ACF from the centre of the site to
		train station.
Frequency of		A = 30 minute frequency (3)
Public		
Transport		Bus has a less than hourly service.
Transport		But had a lood than hearly convice.
		Train has an 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		00 = 20 minutes of less (0)
		Bus service takes 24 minutes from Great
journey time to		
City Centre		Shelford to Cambridge.
		Taria annias (ales 5 44 asisotas faces Ones)
		Train service takes 5-11 minutes from Great
51.		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.29km ACF from the centre of the site to
		Cambridge Market.
Distance:	How far is the site	A = 400 - 800m
Railway	from an existing or	
Station	proposed train	422m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	RED = Insufficient capacity/ access.
	access to the	Negative effects incapable of appropriate
	highway network,	mitigation.
	where there is	· ·
	available capacity?	Access constraints - the proposed site does
		not have a direct link to the adopted public
		highway. The promoter has indicated that
		access will need to be secured from the
		adjoining landowner.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	7 MIDEN - No Impuoto
1 dolling	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC253			
Consultation Reference numbers:			
Site name/address: Land at Gog Magog Way / Haverhill Road, Stapleford			

Мар:



Site description: The site is to the north of houses in Haverhill Road on the edge of Stapleford. There is no boundary fence or hedge adjacent to the road. Across the Haverhill Road to the west of the site is the junction of Gog Magog Way. Residential properties and associated garages are on the west side of Haverhill Road and on the south side of junction is Stapleford Recreation Ground.

The site is part of a large arable field. The boundaries of the site to the north and east are the same as those for the residential properties adjoining it - i.e. it does not extend further than the built up property line of the urban form adjacent to it.

Current use(s): Arable Farm Land

Proposed use(s): 10-15 dwellings with potential for additional community uses and outdoor recreation on adjoining land.

Site size (ha): South Cambridgeshire: 0.38 ha.

Potential residential capacity: 11 dwellings (30 dph)

LAND			
PDL	Would development make use of previously developed land?		RED = Not on PDL

Would development lead to the loss of the best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral		AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site is Grade 2.
to the loss of the best and most versatile agricultural land? Will it avoid the sterilisation of economic mineral		agricultural land (Grades 1 and 2) - small site is Grade 2.
agricultural land? Will it avoid the sterilisation of economic mineral		
sterilisation of economic mineral		CDEEN Cita is not within an allocated or
		GREEN = Site is not within an allocated or safeguarded area.
10301703:		
Would the development of the sites result in an adverse		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air
impact/worsening of air quality?		quality. Site lies in an area where air quality acceptable.
Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process. e.g. as part of Sustainable Drainage Systems (Suds).
14791 2		CODEEN D
protected species and protect sites designated for nature conservation		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
	development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site? Will it protect and where possible enhance the quality of the water environment? Will it conserve protected species and protect sites designated for nature	Would the development of the sites result in an adverse impact/worsening of air quality? Is the site within or near to an AQMA, the M11 or the A14? Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site? Will it protect and where possible enhance the quality of the water environment? Will it conserve protected species and protect sites designated for nature conservation

		ı	
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		CDEEN - Site does not contain as adjain
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
i i i i dotta dotta i o	and green spaces,		of appropriate mitigation
	through delivery of		3 - 11 - 11 - 11 - 13 - 13
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
			that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and		AMBER = negative impact on landscape
	enhance the		character, incapable of mitigation.
	diversity and		
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation) -
			The site is a part of a large arable field that
			is part of the open countryside on the edge
_	NAPH to		of Stapleford.
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		Novinal impagations and the second of the se
	character, including		Neutral impact (generally compatible, or
	through appropriate design		capable of being made compatible with local
	- appropriate decide		townscape character). Assumptions for a

		1	
	and scale of		neutral impact include that appropriate
	development?		design and mitigation measures would be
			achieved through the development process.
Green Belt	What effect would		AMBER = negative impact on Greenbelt
	the development of		purposes
	this site have on		
	Green Belt		
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
lge	enhance sites,		such buildings, sites or features, and there
	features or areas of		is no impact to the setting
	historical,		is no impact to the cotting
	archaeological, or		'Neutral impact (existing features retained,
	cultural interest		or appropriate mitigation possible). Some
	(including conservation		loss of rural setting. Archaeological potential
			will require further information but the
	areas, listed		assumption for a neutral impact is that it is
	buildings,		likely appropriate mitigation can be
	registered parks		achieved through the development process.
	and gardens and		
	scheduled		
	monuments)?		
CLIMATE CHA			
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
	TH AND WELL BEING	j	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite.
	accessible open		
	space?		
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.1km ACF from centre of the site to
			Stapleford Recreation Ground.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		<u>'</u>
	for children and		145m ACF from centre of the site to
	teenagers?		Stapleford Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		7 mb 2 rt = rto mpaot
114101101	accommodation		
	needs of Gypsies		
	and Travellers and		
	Travelling		
Dietonas	Showpeople?		D . 000m
Distance:	How far is the site		R = >800m
District or	from the nearest		4.000 AOT to Modificate Level Of the L
Local Centre	District or Local		1,690m ACF to Woollards Lane, Stapleford

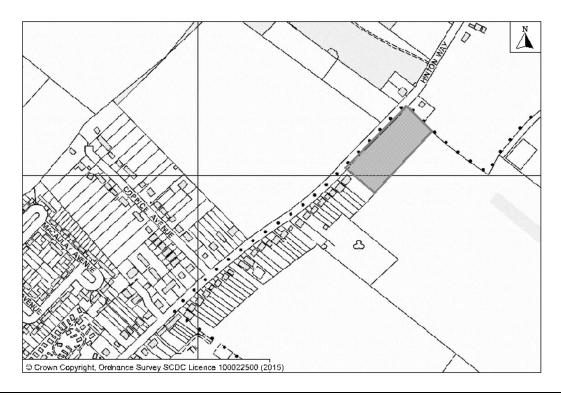
		which is a war and add by a large a war as of
	centre?	which is surrounded by a large number of services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = >000111
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	K = 2000III
0011100	centre or GP	1,677m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	and the second s
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	<u>'</u>
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY	T	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Channin	Cambridge?	CDEEN. No offeet or would assume at the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Dovolonment would have no offeet on
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge, town, district and	indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
	local centres?	which include retail, diffices, of leisure uses.
Employment -	How far is the	AMBER = 1-3km
moiovment -	I HOW IAI IS THE	AIVIDER = 1-3KIII

A 11-1116 -		<u> </u>
Accessibility	nearest main	O Olare A OF frage and the of alterta Constraints
	employment	3.0km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Cuntioo	level of investment	sufficient.
	in key community	Sumoient.
	services and	Minor Utilities Infrastructure improvements
		•
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
' '	capacity?	11 1 7 3
		School capacity not sufficient, but
		significant issues can be adequately
		addressed
D: /		
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	519m ACF from centre of site to Stapleford
		Community Primary School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	2.3km from centre of site to Sawston Village
		College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
	the site:	
HODT	Is there High	facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 13
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Dietanas: hus	וטטו טוונכוומ טכוטש.	D = Within 1 000m (2)
Distance: bus		R = Within 1,000m (2)

	1	
stop / rail station		78m ACF from the centre of the site to
Station		nearest bus stop (31 service).
		887m ACF from the centre of the site to
		nearest bus stop (Citi 7 service).
Frequency of Public		G = 20 minute frequency (4)
Transport		31 service - 4 buses a day.
		Citi 7 - 20 minute service.
Public transport		A = 31 to 40 minutes (3)
journey time to City Centre		31 bus service takes 19 minutes from Shelford to Cambridge.
		Citi 7 bus service takes 36 minutes from Shelford to Cambridge.
Distance for cycling to City		G = 5km to 10km (4)
Centre		6.98km ACF from the centre of the site to Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	4 200m ACE from control of the city to Creat
Station	proposed train station?	1,328m ACF from centre of the site to Great Shelford Station.
Access	Will it provide safe access to the	GREEN = No capacity / access constraints identified that cannot be fully mitigated.
	highway network,	
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	The Distance Authority 99
	safer for public	The Highway Authority will require new
	transport, walking or cycling facilities?	development to provide or contribute to the provision of infrastructure to encourage
	or cycling racilities?	more sustainable transport links both on
		and off site. Provision or contribution from
		this site would result in minor improvement
		to public transport, walking or cycling
		facilities.

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC262		
Consultation Reference numbers:		
Site name/address: Land at Hinton Way, Stapleford		

Мар:



Site description: The site is located on the north-eastern edge of Great Shelford and adjoins linear residential development to the south west. The site borders open countryside to the west, north east and south east. To the north of the site is a well wooded area including three residential properties and the remains of a former country house and hotel.

The site is part of an agricultural field bounded by hedges and trees.

Current use(s): The site is currently in agricultural use.

Proposed use(s): 15+ dwellings

Site size (ha): South Cambridgeshire: 1.21 ha.

Potential residential capacity: 33 dwellings (30 dph)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	T	
	best and most	
	versatile	
Minerals	agricultural land?	CDEEN Cite is not within an allocated or
iviirierais	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	16361763 :	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7 III Quality	development of the	impact.
	sites result in an	
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	GREEN = >1,000m of an AQMA, M11, or
	near to an AQMA,	A14
	the M11 or the	
Dellution	A14?	CDEEN No odvorce effects as asset to at
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise and vibration	full mitigation.
	problems if the site	Development compatible with neighbouring
	is developed, as a	uses.
	receptor or	4303.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Dovolon mont unlikalista affaat vasta assa 19
	of the water	Development unlikely to effect water quality.
	environment?	Assumptions for a neutral impact are that
		appropriate standards and pollution control measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY		- Cacamasic Bramago Gyotomo (Gabo).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	

	sites)		
Biodiversity	Would		AMBER = Development would have a
Diodiversity	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation.
	enhance		
	native species, and		Assumptions for a neutral impact are that
	help deliver habitat		existing features that warrant retention can
	restoration (helping		be retained or appropriate mitigation will be
	to achieve		achieved through the development process.
	Biodiversity Action		achieved infought the development process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		CDEEN Site dage not contain or adjain
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
Green	(TPO)?		AMPER – No significant apportunities or
	Will it improve access to wildlife		AMBER = No significant opportunities or
Infrastructure			loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of and access to		Neutral impact (evicting factures retained
			Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include
	illiastructure:		•
			that appropriate design and mitigation measures would be achieved through the
			•
I VNDSCVDE .	TOWNSCAPE AND C	III TIIDAI LII	development process.
Landscape	Will it maintain and	OLI OKAL HI	RED = Significant negative impact on
Lanuscape	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		miligation measures possible.
			Significant Negative Impact (development
	landscape character?		Significant Negative Impact (development conflicts with landscape character,
	Character?		
			significant negative impacts incapable of
			mitigation) - development of this site would
			result in further encroachment of the built
			area into the strongly rolling chalk hills rising
Townsons	Mill it maintain and		from the village edge.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		Minor Nogotivo Impost (dovels a ses
	distinctiveness of		Minor Negative Impact (development
	townscape		conflicts with townscape character, minor
	character, including		negative impacts incapable of mitigation) -
	through		development of this site would change the
	appropriate design		agricultural character of this area of village.
	and scale of		
	development?		

the development of this site have on Green Belt purposes? Heritage 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)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting which such buildings, sites or features, and there is no impact to the setting. 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. CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Standard requirements for renewables would apply renewables would apply appropriately addressed. GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the nearest outdoor sports facilities? Distance: Play Facilities Facilities GREEN = <1km or onsite provision 1.0km ACF from centre of the site to Stapleford Recreation Ground. RED = >800m RED = >800m RED = >800m AMBER = No Impact AMBER = No Impact ARBER = No Impact RED = >800m Facilities AMBER = No Impact ARBER = No Impact ARBER = No Impact RED = >800m Facilities Fa	<u> </u>	1100	DED OF 10
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Green Belt purposes?		·	Belt purposes
Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and scheduled monuments)? CLIMATE CHANGE AMBER Standard requirements for renewables monuments Will it support the use of renewable energy resources? GREEN = Flood Zone 1 / low risk HUMAN HEALTH AND WELL BEING GREEN = Assumes minimum on-site quantity and quality of publically accessible open space? Distance: Outdoor Sport Facilities Distance: Play Facilities Fa			
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and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the nearest outdoor sports facilities Distance: Play Facilities Facilities GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN =			

Cambrid	I former and one of	
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
	centre or GP	1,606m ACF from centre of site to Shelford
	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	cameraciery mangament proposeduji
	services and	No facilities lost, and no new facilities
	facilities including	proposed directly as a result of the
		· · ·
	health, education	development.
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	'
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
=======================================	communities?	
ECONOMY	Т	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Chanaina	Cambridge?	ODEEN No offerst an overally account the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	, , , , , , , , , , , , , , , , , , , ,
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
7.00000ibility	employment	1.9km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's site)
	Centre :	0 19D (Varelinionye 2 2116)

	T	
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	
	services and	Minor utilities infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including	There is insufficient spare mains water
	communications	capacity within the distribution zone to
		1
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is approaching capacity.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
		issues can be adequately addressed.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	1,183m ACF from centre of site to
		Stapleford Community Primary School.
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	IX - Croator than own
School	school?	3.3km ACF from centre of site to Sawston
3011001	SCHOOL:	Village College.
TRANSPORT		Village College.
	M/hat turns of avala	DED. No eveling provision or a evel lone
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 16
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Dietemass bus	Tour Criteria Delow.	CC Within 400m (C)
Distance: bus		GG = Within 400m (6)
stop / rail		140 4057 11 11 11 11 11
station		148m ACF from the centre of the site to
		nearest bus stop (31 service).
1		

	!	1,277m ACF from the centre of the site to
	!	nearest bus stop (Citi 7).
	!	1,175m ACF from the centre of the site to
	!	train station.
Frequency of	-	RR = Less than hourly service (0)
Public	!	1414 2000 than 110thly 0011100 (0)
Transport	!	31 bus has a less than hourly service.
Transport	!	or bus has a less than hourly service.
	!	Citi 7 bus has a 20 minute service.
		Citi 7 bus has a 20 minute service.
		Toologic and an accordance to be controlled
5		Train has an 30 minute to hourly service.
Public		GG = 20 minutes or less (6)
transport		
journey time to		31 bus service takes 19 minutes from
City Centre	!	Shelford to Cambridge.
	1	
	!	Citi 7 bus service takes 33 minutes from
		Great Shelford to Cambridge.
		ŏ
	!	Train service takes 5-11 minutes from Great
		Shelford to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City	ļ	0 = 3km to 10km (+)
Centre	!	5.94km ACF from the centre of the site to
Cernie		
Distance	I lavy family the poits	Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	1,176m ACF from centre of the site to Great
	station?	Shelford Station.
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	- 1
	safer for public	The Highway Authority will require new
	transport, walking	development to provide or contribute to the
	or cycling facilities?	provision of infrastructure to encourage
	or cycling facilities!	more sustainable transport links both on
	1	• • • • • • • • • • • • • • • • • • •
		and off site. Provision or contribution from
		this site would result in minor improvement
	1	to public transport, walking or cycling
		facilities.