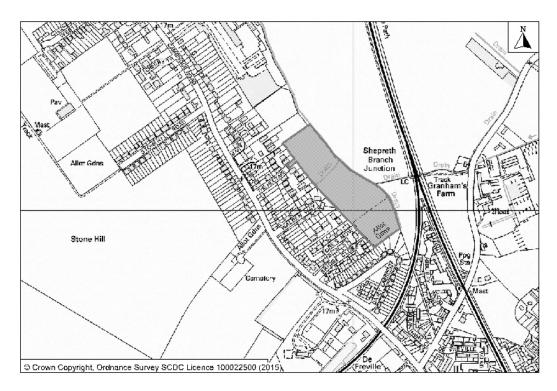
Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC305	

Consultation Reference numbers:

Site name/address: Land east of The Hectare, Walden Way and Hobson's Acre, Great Shelford **Map:**



Site description: The site is located on the north-eastern edge of Great Shelford and lies to the rear of existing properties in The Hectare, Walden Way, Hobson's Acre, More's Meadow, Bridge Close and Davy Crescent, all accessed off Cambridge Road. The site borders open countryside beyond Hobson's Brook to the east, and residential properties and garden land to the north, west and south.

The site is rectangular and is divided into two fields and allotments, with intermittent trees and hedges along its boundaries.

Current use(s): The site is currently agricultural land and allotments

Proposed use(s): 45 dwellings for affordable rented accommodation (for Great Shelford Parochial Charities) plus allotments. Remainder of the site to be sold to finance the development.

Site size (ha): South Cambridgeshire: 3.54 ha (2.81 ha excluding the allotments that are being retained)

Potential residential capacity: 63 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
Agricultural Land	development lead	ANIDEN = MILIOI 1035 OI GIAGE I AIIU 2 MIU
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 2.
	agricultural land?	Site but all Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Willicials	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	reserves?	
POLLUTION	10001700.	
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
l	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. It is likely that railway noise and
	receptor or	vibration transport sources can be abated to
	generator	an acceptable level with careful noise
	(including	mitigation.
	compatibility with	
	neighbouring	
Contomination	uses)?	CDEEN Cite not within an adjacent to an
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
	where possible	mitigation
	enhance the quality	Innagation
	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	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	

		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		Timagatori
	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
i i i i dott dottaro	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate magation
	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
LANDOGER	 	III TUBA: :::	development process.
	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) - development of the site would
			result in further encroachment of
			development into the transitional area of
			enclosed fields that provide a softer edge to
			the village.
Townscape	Will it maintain and		RED = Significant negative impact on
Townscape	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
			LINNUARUUL INEASULES DUSSIDIE.
	distinctiveness of		magaaon meacaree peccision

	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 the site would create development contrary to the ribbon development character of this area of village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		RED = Significant 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)?		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 CHA	NGE		
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk The majority of the site is Flood Zone 1. A small area is in Flood Zones 2 and 3.
HUMAN HEAL	TH AND WELL BEING	ì	
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 1.3km 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 1,244m 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		AMBER = No Impact

	Showpeople?	
Distance:	How far is the site	R = >800m
Distance. District or	from the nearest	N = 2000III
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
Local Certife	centre?	(1,128m to Great Shelford, Woollards Lane)
Diotonoo: City	How far is the site	R = 800m
Distance: City Centre		K = >000111
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	R = >800m
		K = >000III
Service	nearest health	4.050 - A.O.F. frame assistant of alta to Object and
	centre or GP	1,053m ACF from centre of site to Shelford
IZ a call a call	service?	Health Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	No feetities lest and as you feetities
	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?)	ODEEN D. I. I. I. I.
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 last and no new facilities
		No facilities lost, and no new facilities
		proposed directly as a result of the
lete meties	I law wall was dal the	development.
Integration	How well would the	RED = Limited scope for integration with
with Existing Communities	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	
	communities?	Large area of backland development within
ECONOMY		an area characterised by linear
ECONOMY Deprivation	Doop it address	AMPED Not within an adjacent to 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
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Ob and	Cambridge?	ODEEN No. 45 A. A.
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	Barrela marantana 111
	supporting the	Development would have no effect on
	vitality and viability	vitality or viability of existing centres. The

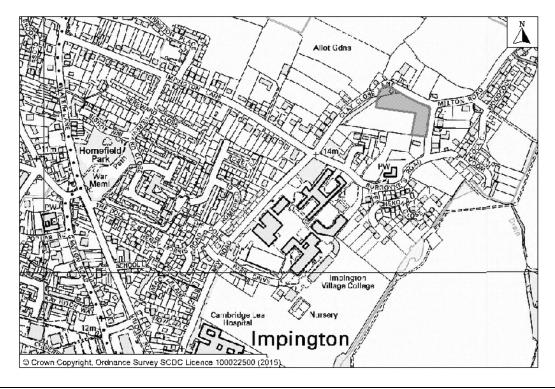
	1	
	of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	which include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.2km ACF from centre of site to Cambridge
	centre?	013D (Addenbrooke's 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
	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
		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	4.400 4.05 () () () ()
School	school?	1,190m ACF from centre of site to Great &
Distance	Harri famila (la a	Little Shelford C of E Primary School
Distance:	How far is the	R = Greater than 3km
Secondary	nearest secondary	0.01 4.05 (
School	school?	3.9km ACF from centre of site to Sawston
TDANCDODT		Village College.
TRANSPORT Cycle Routes	What type of cycle	 AMBER = Medium quality off-road path.
Cycle Roules	routes are	AMBEN = MEGIGITI QUAITY OIT-1080 PATT.
	accessible near to	
	the site?	
HQPT	Is there High	AMBED - sorvice meets requirements of
IIQFI	Quality Public	AMBER = service meets requirements of high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	an instances
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 17
Score (SCDC)	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	Lacterninea by the	

	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		240m to nearest bus stop ACF (Great
		Shelford, Bridge Close)
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service (Citi 7)
Public		A = 31 to 40 minutes (3)
transport		
journey time to		32 Minutes (Great Shelford, Bridge Close to
City Centre		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		5.49km ACF to Cambridge City Centre
Distance:	How far is the site	R = 800 m
Railway	from an existing or	
Station	proposed train	954m 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	No capacity constraints identified, safe
	available capacity?	access can be achieved. The site has
		access to More's Meadow and The Hectare.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
Ì	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC006	
Consultation Reference numbers: N/A	

Site name/address: Land off Clay Close Lane, Impington

Мар:



Site description: Small 'L' shaped site, bound by Clay Close Road and Burgoynes Road, to the north east of the village. The site is pastureland enclosed with a mature hedge to frontages of Clay Close Lane and Burgoynes Road. It adjoins residential development to the south east.

Current use(s): Pasture

Proposed use(s): 10-20 dwellings

Site size (ha): South Cambridgeshire: 0.59 ha.

Potential residential capacity: 16 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 versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	sterilisation of economic mineral		safeguarded area.		
	reserves?				
POLLUTION	16361763:				
Air Quality	Would the		GREEN = Minimal, no impact, reduced		
7 Quanty	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				
Pollution	A14? Are there potential		GREEN = No adverse effects or capable of		
Polition	Odour, light noise		full mitigation		
	and vibration		Tuli Tilligation		
	problems if the site		Development compatible with neighbouring		
	is developed, as a		uses.		
	receptor or				
	generator				
	(including				
	compatibility with				
	neighbouring				
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		
	and one i		proposed development (potential to achieve		
			benefits subject to appropriate mitigation)		
			, ., .		
			Site contains an area of filled 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		
	S.IVII O.III IOII C.		measures will achieved through the		
			development process, e.g. as part of		
			Sustainable Drainage Systems (Suds).		
BIODIVERSITY	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 nature		or local area will be developed as		
	conservation		greenspace. No or negligible impacts		
	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		
	Plan targets, and maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
1 5	site or immediately		any protected trees
	adjacent protected		any process a coo
	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
LANDCCADE	TOWNICCA DE AND C	III TUDAL III	development process.
	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the		RED = Significant negative impact on landscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		miligation measures possible.
	landscape		Significant Negative Impact (Development
	character?		conflicts with townscape character, with
	3.10100011		significant negative impacts incapable of
			mitigation) - this part of the village is an
			extremely sensitive location with a distinctly
			rural character, and an Important
			Countryside Frontage has been designated
			to the south west to protect the rural
			character that sweeps into the village in this
			location.
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and		mitigation measures possible.
	distinctiveness of		a
	townscape		Significant Negative Impact (Development
	character, including		conflicts with townscape character, with

	through appropriate design and scale of development?	significant negative impacts incapable of mitigation) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?	RED = Significant 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) - site forms an important part of the setting of the Grade I Listed church, Conservation Area, and the historic core of the village. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHAI	NGE	
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	The state of the s
	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 0.8km ACF from centre of the site to Histon and Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	RED = >800m 813m ACF from centre of the site to land west of Water Lane, north of Brook Close, Histon (The Village Green)
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling	AMBER = No Impact

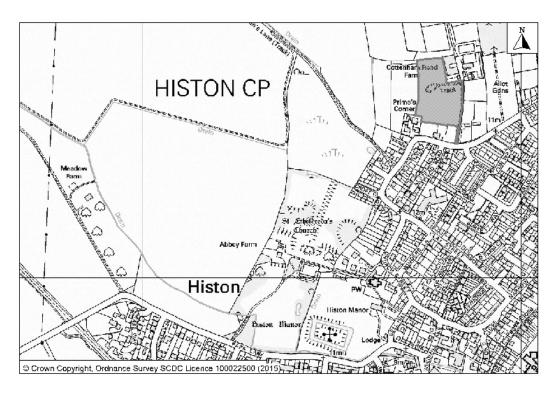
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = >000111
Local Centre		1 020m ACE to a point on High Street
Local Centre	District or Local	1,028m ACF to a point on High Street
	centre?	(Histon) which is surrounded by a large
		number of services and facilities. There is a
		smaller range of services and facilities
		within 1,000m located in Impington, but the
		High Street, Histon represents the main
		centre of Histon and Imington.
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	882m ACF from centre of site to The
	service?	Surgery, Histon
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,	de velepinena
	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?	Poddibio
	douvides:	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		with existing communities
Communities	development on	with existing communities
Communities	the site integrate	
	with existing	
ECONOMY	communities?	
ECONOMY	Doop it address	AMPED Not within an adiabate to 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
	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 shopping	GREEN = No effect or would support the 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	4 Clara ACE from control of cita to Courth
	employment centre?	1.6km ACF from centre of site to South Cambridgeshire 006D (Histon, including
	Contro:	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	
Licher	employment land?	ODEEN Friedra infrastructura liberata ha
Utilities	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient
	in key community	Sunicient
	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	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
. ,	capacity?	,
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance	Llow for in the	Insufficient secondary school capacity.
Distance: Primary	How far is the nearest primary	R = >800m
School	school?	888m ACF from centre of site to Histon
	3	Junior 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 Impington
TRANSPORT		Village College.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
Syste Routes	routes are	Ambert - Modiani quality on Toda pain.
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or

		contribution from this site would result in minor improvement to cycling facilities.
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
Scoring		DARK GREEN = Score 19-25
been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		Total score of 22.
		GG = Within 400m (6)
		340m ACF from the centre of the site to the nearest bus stop.
		G = 20 minute frequency (4)
		20 Minute Service.
		GG = 20 minutes or less (6)
		17 Minutes from Impington to Cambridge.
		GG = Up to 5km (6)
		4.91km ACF from the centre of the site to Cambridge Market.
		R = >800m
proposed train station?		5,433m ACF from centre of the site to Waterbeach Station.
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
Will it make the		AMBER = No impacts
transport network 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. Provision or contribution from this site would result in minor improvement to public transport, walking or cycling facilities.
	Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. How far is the site from an existing or proposed train station? Will it provide safe access to the highway network, where there is available capacity? Will it make the transport network safer for public transport, walking	Quality Public Transport (at edge of site)? Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below. How far is the site from an existing or proposed train station? Will it provide safe access to the highway network, where there is available capacity? Will it make the transport, walking

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC013	
Consultation Reference numbers: N/A	

Site name/address: Land rear of 59 & 61 Cottenham Road, Histon **Map:**



Site description: The site is situated north of Cottenham Road on the north western edge of Histon. The site lies to the south and west of Cottenham Road Farm and north of two cottages, not within the village framework. As a result, only a small part of the site in the south western corner is adjacent to the village framework. It is agricultural land and the only access is from the access road serving Cottenham Road Farm to the rear.

Current use(s): Agricultural

Proposed use(s): 30-40 dwellings

Site size (ha): South Cambridgeshire: 1.72 ha.

Potential residential capacity: 46 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) - whole

	verestile.	site Crade 2
	versatile	site Grade 2
Minerals	agricultural land? Will it avoid the sterilisation of	GREEN = Site is not within an allocated or safeguarded area.
	economic mineral reserves?	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
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
	of 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	AMBER = Adverse impacts capable of adequate mitigation
	problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	Development may be incompatible with neighbouring uses. Unwins Industrial Estate to north east with medium to large sized industrial type units / uses including light industrial and warehouse type uses. Noise from activities and vehicle movements are material considerations with significant negative impact potential in terms of health and well being and a poor quality living environment and possible noise nuisance. It is unlikely that mitigation measures on the proposed development site alone can provide an acceptable ambient noise environment.
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	GREEN = No impact / Capable of full mitigation
	of the water 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 Sites	Will it conserve 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

	T .		
	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		domovod umodgii ino dovolopinom process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	adjacent protected		any protected trees
	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,
			Neutral impact (existing realures retained,
			or appropriate mitigation possible)
	green		or appropriate mitigation possible).
			Assumptions for a neutral impact include
	green		Assumptions for a neutral impact include that appropriate design and mitigation
	green		Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the
LANDOGADE	green infrastructure?	III TUDAL III	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
-	green infrastructure?	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE
LANDSCAPE, Landscape	green infrastructure? TOWNSCAPE AND C Will it maintain and	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape
-	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE
-	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation.
-	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development
-	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor
-	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) -
-	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - this part of the village is an extremely
-	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - this part of the village is an extremely sensitive location with a distinctly rural
Landscape	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character?	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - this part of the village is an extremely sensitive location with a distinctly rural character.
	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - this part of the village is an extremely sensitive location with a distinctly rural character. AMBER = negative impact on townscape
Landscape	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - this part of the village is an extremely sensitive location with a distinctly rural character.
Landscape	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - this part of the village is an extremely sensitive location with a distinctly rural character. AMBER = negative impact on townscape character, incapable of mitigation.
Landscape	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - this part of the village is an extremely sensitive location with a distinctly rural character. AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development
Landscape	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - this part of the village is an extremely sensitive location with a distinctly rural character. AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor
Landscape	green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - this part of the village is an extremely sensitive location with a distinctly rural character. AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development

			for a consideration of the form of the form of the
	appropriate design		framework and would directly impact on the
	and scale of		setting of two Grade II cottages.
0 5 11	development?		11.15
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		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		, and the second
	(including		Significant Negative Impact on historic
	conservation		Assets (incapable of satisfactory mitigation)
	areas, listed		- site forms an important part of the setting
	buildings,		of the adjacent two Grade II Listed cottages.
	registered parks		Archaeological potential will require further
	and gardens and		information but it is likely appropriate
	scheduled		mitigation can be achieved through the
	monuments)?		development process.
CLIMATE CHAI			development process.
Renewables	Will it support the		AMBER = Standard requirements for
ronowabioo	use of renewable		renewables would apply
	energy resources?		Teriewabies would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
1 1000 TAISK	is site at flood risk:		GREEN - 1 100d Zone 17 10W 113K
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed.
HIIMAN HEALT	⊥ ГН AND WELL BEING	<u> </u>	carnot 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
			provided orisite
	accessible open		
Diotopoo	space?		CDEEN - s1km or anaita prevision
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		O Olem ACE from control of the cita to Uistan
Facilities	sports facilities?		0.8km ACF from centre of the site to Histon
Diete: Die:	How for in the		and Impington Recreation Ground.
Distance: Play	How far is the		RED = >800m
Facilities	nearest play space		000 405 (
	for children and		869m ACF from centre of the site to Land
	teenagers?		west of Water Lane, north of Brook Close,
			Histon (The Village Green)
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		
	<u> </u>		

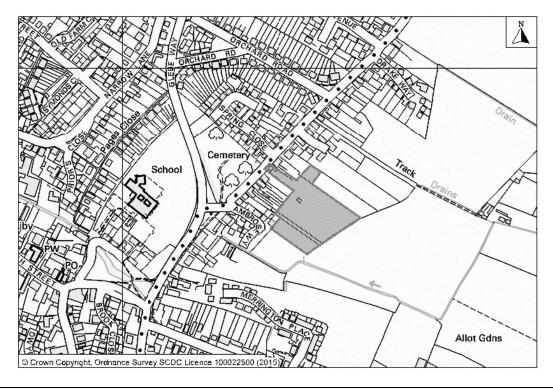
Local Centre	District or Local centre?	835m ACF to a point on High Street which is surrounded by a large number of services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?	R = >800m 1,596m ACF from centre of site to Histon 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?	RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Backland development in a low density part of the village, set between 2 listed cottages and an employment site.
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	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

	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	1.6km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	contro.	Vision Park)
Employment	Would	,
Employment -		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
	1	•
	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	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	ganes
	capacity:	Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance	I have for the first	, , ,
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	784m ACF from centre of site to Histon
		Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.7km ACF from centre of site to Impington
		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
Cycle Roules	routes are	ANDLIX - Modium quality on-load pain.
		The evole facilities hat was a lifeter 0
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or
		contribution from this site would result in
		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)?	
	UI 311 0 /!	

0 () 11	10	ODEEN O AFAOT A 'S S I I
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
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		GG = Within 400m (6)
stop / rail		
station		183m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 Minute Service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to		23 Minutes from Histon to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.11km 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	6,268m ACF from centre of the site to
	station?	Waterbeach Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	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 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	'
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information		
Development Sequence	Rural Centre	
Site reference number(s): SC053		
Consultation Reference numbers:		
Site name/address: Mill Lane, Impington		
·		

Мар:



Site description: The site comprises gardens to the rear of residential properties with long plots, part within the village framework and part outside, located to the east of Mill Lane on the eastern edge of Impington.

Current use(s): Residential gardens

Proposed use(s): 30+ dwellings

Site size (ha): South Cambridgeshire: 1.35 ha.

Potential residential capacity: 32 dwellings (30 dph)

LAND			
PDL	Would		RED = Not on PDL
	development make		
	use of previously		Most of the site is not previously developed
	developed		land although the site includes one
	land?		residential property.
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		
	agricultural land?		

Minerals	Will it avoid the	GREEN = Site is not within an allocated or
IVIIIIEI ais	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	reserves?	
POLLUTION	10001700.	
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	Davida masant a manatikla viitka a siakka viina
	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.
	neighbouring	one ornance.
	uses)?	
	3.555):	
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
BIODIVERSITY	,	Sustainable Drainage Systems (Suds).
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
51.00	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
	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.
			acilieved tillough 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		or appropriate magazion
	and access to		Neutral impact (existing features retained,
	green		or appropriate mitigation possible).
	infrastructure?		Assumptions for a neutral impact include
	iiiiiasiiuciuie:		•
			that appropriate design and mitigation
			measures would be achieved through the
LANDCCADE	TOWNECADE AND C	III TUDAL III	development process.
	TOWNSCAPE AND C	OLI UKAL 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, minor
			negative impacts incapable of mitigation) -
			The site is in an area characterised as
			fragmented linear and close development,
			surrounded by enclosed farmland and
			paddocks, which create a transition
			between village edge and open fields. Loss
			of a significant and distinctive long orchard
			plots within a group of contemporary C19
			terraces, probably part of the significant late
			C19 extension of the village for Chivers Jam
			production. Development of this site would
			lose the soft village edge, pastoral and rural
			in character, between the built development
			and larger agricultural landscape, in an area
Townscans	Will it maintain and		of prominent landscape.
Townscape			AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	diversity and		Miner Negative Issue at Alass I
	distinctiveness of		Minor Negative Impact (development

Green Belt	townscape character, including through appropriate design and scale of development? What effect would	conflicts with townscape character, minor 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, which would alter the character of this largely ribbon settlement. AMBER = negative impact on Green Belt
	the development of this site have on Green Belt purposes?	purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation	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)
	areas, listed buildings, registered parks and gardens and scheduled monuments)?	- The site forms an important part of the setting of the Conservation Area and C19 heritage assets. Development would result in the loss of a significant C19 building (heritage asset) and distinctive long orchard plots within a group of contemporary C19 terraces, probably part of the significant late C19 extension of the village for Chivers Jam production. 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	demoved unedgir the development process.
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 Most of the site is Flood Zone 1 and the southern-most part of the site is within flood zones 2 and 3. There are no drainage issues that cannot be appropriately addressed.
	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
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1-3km 1.1km ACF from centre of the site to Histon

		and Impirator Pograption Ground
Dietonos Play	How far is the	and Impington Recreation Ground. GREEN =<400m
Distance: Play		GREEN =<400m
Facilities	nearest play space for children and	200m ACE from control of the cite to Land
		298m ACF from centre of the site to Land
	teenagers?	west of Water Lane, north of Brook Close,
0	AACH Commandala fam	Histon (The Village Green)
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople?	A 400 000
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	FOA. TO A CE to a majest on I limb Ctroot (I linton)
Local Centre	District or Local	521m ACF to a point on High Street (Histon)
	centre?	which is surrounded by a large number of
Distance Oite	I lavo famila (la a alta	services 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	R = >800m
Service	nearest health	K = 2000III
COLVIDO	centre or GP	883m ACF from centre of site to Histon
	service?	Surgery.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	cameraciony mangament proposessy.
	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	15	Lange and the second se
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.

	T	
	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
	•	Development would have no affect 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	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.4km 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
Land	in the loss of	lo for omployment dovolopment
	employment land,	
	or deliver new	
Liche	employment land?	AMBER = Significant upgrades likely to be
Utilities	Will it improve the	I AMBER = Significant lingrages likely to be
	•	
	level of investment	required, constraints capable of appropriate
	level of investment in key community	
	level of investment in key community services and	required, constraints capable of appropriate mitigation
	level of investment in key community	required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements
	level of investment in key community services and	required, constraints capable of appropriate mitigation
	level of investment in key community services and infrastructure,	required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements
	level of investment in key community services and infrastructure, including communications	required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water
	level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to
	level of investment in key community services and infrastructure, including communications	required, constraints capable of appropriate mitigation 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
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	level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation 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
	level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly
Education	level of investment in key community services and infrastructure, including communications infrastructure and broadband?	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation.
Education	level of investment in key community services and infrastructure, including communications infrastructure and broadband?	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient,
Education Capacity	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation.
	level of investment in key community services and infrastructure, including communications infrastructure and broadband?	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated
	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but
	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs.
	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity?	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but
	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs.
Capacity Distance:	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.
Capacity Distance: Primary	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity?	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. G =<400m
Capacity Distance:	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. G =<400m 334m ACF from centre of site to Histon
Distance: Primary School	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school?	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. G =<400m 334m ACF from centre of site to Histon Junior School.
Distance: Primary School Distance:	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school? How far is the	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. G =<400m 334m ACF from centre of site to Histon Junior School. G = Within 1km (or site large enough to
Distance: Primary School	level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity? How far is the nearest primary school?	required, constraints capable of appropriate mitigation 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 and will require investigation and possibly mitigation. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. G =<400m 334m ACF from centre of site to Histon Junior School.

		0.8km ACF from centre of site to Impington
		Village College.
TRANSPORT	1 1 1 1 1 1 1 1	ANADED NA E E E C
Cycle Routes	What type of cycle routes are accessible near to	AMBER = Medium quality off-road path. The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in 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	DARK GREEN = Score 19-25
Transport Score (SCDC)	mechanism has been developed to consider access to	Total score of 20.
	and quality of public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus stop / rail		GG = Within 400m (6)
station		302m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport		G = 20 minute frequency (4) 20 Minute Service.
Public		GG = 20 minutes or less (6)
transport journey time to City Centre		17 Minutes from Histon to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		5.31km 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?	5,811m ACF from centre of the site to Waterbeach 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 in relationship to the provision of suitable inter vehicle visibility splays for this site.
Non-Car	Will it make the	AMBER = No impacts

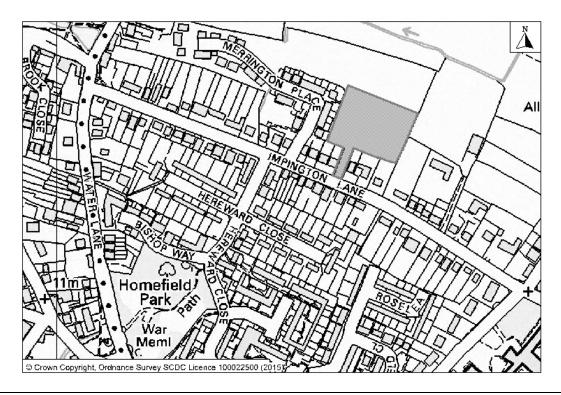
Facilities	transport network		
	safer for public		
	transport, walking		
	or cycling facilities?		

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC112	

Consultation Reference numbers: 14 (I&O 2012)

Site name/address: Land r/o 49-71 Impington Lane, Impington

Map:



Site description: The site is situated north of Impington Lane on the northern edge of Impington. A small part of the site, between two residential properties, is within the village framework whilst the remainder of the site is within the Green Belt. The site is former horticultural land to the rear of linear residential properties, surrounded on the outer edges by hedgerow.

Note: The site adjoins site 114 to the east.

Current use(s): Redundant horticultural land

Proposed use(s): 30-46 dwellings together with public open space.

Site size (ha): South Cambridgeshire: 1.82 ha.

Potential residential capacity: 20 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

	T	ı	
	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
AQIVIA			
	near to an AQMA,		A14
	the M11 or the		
Dellerier	A14?		ODEEN No odvorce effects an armalla f
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 on existing
	generator		residential due to development related car
	(including		movements but dependent on location of
	compatibility with		site entrance
	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 content of the cont
			Part of the site was formerly used as a
			nursery 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
vvalel	where possible		· · ·
	•		mitigation
	enhance the quality		Assumptions for a political instruction of the fi
	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			LODEEN D
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
	noturo		greenspace. No or negligible impacts
	nature		greenspace. No or negligible impacts

	T		
	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		domotod amodgit and dotolopinom processi
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	adjacent protected		any proteoted 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		
	and access to		Assumptions for a neutral impact are that
	green		existing features that warrant retention can
	infrastructure?		be retained or appropriate mitigation will 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 in an area characterised as
			fragmented linear and close development,
			surrounded by enclosed farmland and
			paddocks, which create a transition
			between village edge and open fields.
			Development of this site would lose the soft
			village edge, pastoral and rural in character,
			between the built development and larger
			agricultural landscape, in an area of
			prominent landscape.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.
	311101100 1110		onandotor, modpable of finingation.

	T		1	
	diversity and			
	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	
	and scale of		of this site would create a large area of	
	development?		residential development in a cul-de-sac,	
	dovolopinione:		which would alter the character of this	
			largely ribbon settlement. significant	
			opportunities for townscape enhancement	
Green Belt	What effect would		AMBER = negative impact on Greenbelt	
Green beit			·	
	the development of		purposes	
	this site have on			
	Green Belt			
	purposes?		_	
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or	
	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			
	cultural interest		Minor Negative Impact on historic Assets	
	(including		(incapable of satisfactory mitigation). The	
	conservation		site forms an important part of the setting of	
	areas, listed		two Conservation Areas, but it may be	
	buildings,		possible to accommodate a smaller	
	registered parks		development. Archaeological potential will	
	and gardens and		require further information but the	
	scheduled		assumption for a neutral impact is that it is	
			likely appropriate mitigation can be	
	monuments)?		achieved through the development process.	
CLIMATE CHAI	NGE		achieved through the development process.	
Renewables	Will it support the		AMBER = Standard requirements for	
IVELIEMADIES	use of renewable			
			renewables would apply	
Floor Diels	energy resources?		ODEEN Flood Zono 4 / love right	
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk	
			Most of the site is Flood Zone 1 and a small	
			part of the site in the north western corner	
			within flood zones 2 and 3. There are no	
			drainage issues that cannot be	
11118445171-41-	FILAND MELL BEING		appropriately addressed.	
HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the		AMBER = No significant opportunities or	
	quantity and quality		loss of existing green infrastructure capable	
	of publically		of appropriate mitigation	
	accessible open			
	space?		Development would create minor	
			opportunities for new public open space as	
			the promoter proposes provision of open	
			space as part of the development.	
Distance:	How far is the		GREEN = <1km or onsite provision	
Outdoor Sport	nearest outdoor			
Facilities	sports facilities?		0.9km ACF from centre of the site to Histon	
	1 -1			

		9 Impirator Provides Crown
D: (D)	11 (' ()	& Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN = <400m or onsite provision 370m ACF from centre of the site to The Village Green, Histon.
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?	A = 400 - 800m 587m ACF to a point on High Street (Histon) 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?	A = 400 - 800m 699m ACF from centre of site to Surgery, Histon.
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). Provision of open space as part 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	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

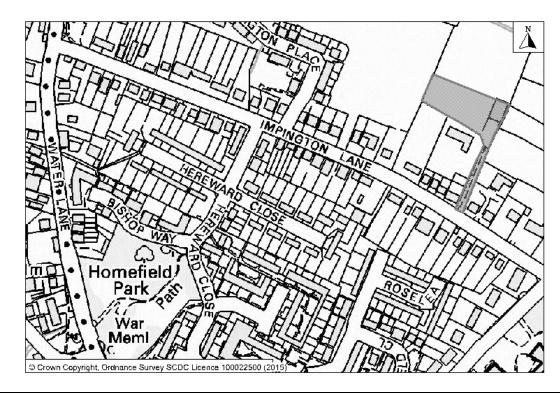
	T	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
J9	shopping	vitality and viability of existing centres.
	hierarchy,	
	supporting the	Development would have no effect on
	vitality and 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	1.9km ACF from centre of site to South
	employment centre?	Cambridgeshire 006D (Histon, including
	Cerille !	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	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed.
	including communications	There is insufficient spare mains water capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	broadbarra.	within the zone were to be developed. The
		sewerage network is approaching capacity
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	landfining and an algebraic section but
		Insufficient spare school capacity but
		potential for improvement to meet needs. Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	7. – 1 00 - 000111
School	school?	447m ACF from centre of site to Histon
, , , , , , , , , , , , , , , , , , ,		Junior School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	·
		0.5km ACF from centre of site to Impington
		Village College.
TRANSPORT		

Ovela Devilea	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	ANADED Madison well to all made
Cycle Routes	What type of cycle routes are	AMBER = Medium quality off-road path.
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
	ti lo dito.	on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or
		contribution from this site would result in
		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	DARK GREEN = Score 19-25
Transport	mechanism has	
Score (SCDC)	been developed to	Total score of 20
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores determined by the	
	four criteria below.	
Distance: bus	Tour Criteria below.	GG = Within 400m (6)
stop / rail		(6)
station		156m ACF from the centre of the site to the
		nearest bus stop (Citi 8).
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		17 Minutes from Impirator to Combridge
journey time to City Centre		17 Minutes from Impington to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		0 = 3km to 10km (+)
Centre		5.08km 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	5,797m 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,	No considerant of the second
	where there is	No capacity constraints identified, safe
	available capacity?	access can be achieved. A junction located
		on to Impington Lane would be acceptable to the Highway Authority, the proposed site
		is acceptable in principle subject to detailed
		design.
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): SC114	
Consultation Reference numbers:	

Site name/address: Land north of Impington Lane, Impington **Map:**



Site description: The site is situated north of Impington Lane on the northern edge of Impington. The site is to the rear of a single dwelling to the rear of linear residential development on Impington Lane. It is shrub land and improved grassland, with an agricultural building in the south eastern part of the site, and completely enclosed by hedgerow.

Note: The site adjoins site 112 to the west.

Current use(s): Shrub Land and improved grassland

Proposed use(s): 32 dwellings with public open space

Site size (ha): South Cambridgeshire: 1.77 ha

Potential residential capacity: 5 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

	T -	
	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
AQIVIA		
	near to an AQMA,	A14
	the M11 or the	
Dellesties	A14?	ODEEN No odvorce effects an armalla of
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 on existing
	generator	residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance.
	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)
		ganony
		Possible agricultural building on site, which
		may have contaminated land. Potential for
		minor benefits through remediation of minor
		contamination.
Water	Will it protect and	GREEN = No impact / Capable of full
vvator	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a noutral impact are that
		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
DIODIVEDOITY	<u> </u>	Sustainable Drainage Systems (Suds).
BIODIVERSITY		CDEEN Door not contain to not allow
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	

	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		domovod unodgir ino dovolopinom process.
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	site or immediately		any protected trees
	adjacent protected		any protected trees
	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
	, ,		Noutral impact (existing features retained
	and access to		Neutral impact (existing features retained,
	and access to green		or appropriate mitigation possible).
	and access to		or appropriate mitigation possible). Assumptions for a neutral impact include
	and access to green		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation
	and access to green		or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the
LANDSCADE	and access to green infrastructure?	III TUDAL III	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
	and access to green infrastructure? TOWNSCAPE AND C	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE
LANDSCAPE, Landscape	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape
•	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE
•	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation.
•	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development
•	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor
•	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) -
•	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development,
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields.
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft
•	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft village edge, pastoral and rural in character,
	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft village edge, pastoral and rural in character, between the built development and larger
•	and access to green infrastructure? TOWNSCAPE AND C Will it maintain and enhance the diversity and distinctiveness of landscape	ULTURAL HI	or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. ERITAGE AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - The site is in an area characterised as fragmented linear and close development, surrounded by enclosed farmland and paddocks, which create a transition between village edge and open fields. Development of this site would lose the soft village edge, pastoral and rural in character,

-		1	1
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		The character of this part of the village is
	appropriate design		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,
	·		which would alter the character of this
			largely ribbon settlement.
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		AMBER = Site contains, is adjacent to, or
	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		impacto capable of appropriate mitigation
	cultural interest		Minor Negative Impact (development
	(including		conflicts with townscape character, minor
	conservation		negative impacts incapable of mitigation) -
	areas, listed		The character of this part of the village is
	buildings,		linear, with long rear gardens. Development
	•		
	registered parks and gardens and		of this site would create a large area of residential development in a cul-de-sac,
	scheduled		which would alter the character of this
	monuments)?		largely ribbon settlement.
CLIMATE CHAI			largely hobori settlement.
Renewables	Will it support the		AMBER = Standard requirements for
Reflewables			· ·
	use of renewable		renewables would apply
Flood Risk	energy resources?		CDEEN Flood Zono 4 / love riok
Flood RISK	Is site at flood risk?		GREEN = Flood Zone 1 / low risk.
			Most of the site is Flood Zone 1 and a small
			part of the site in the north western corner within flood zones 2 and 3. There are no
			drainage issues that cannot be
	III AND MELL BENIC		appropriately addressed.
	TH AND WELL BEING		ODEEN Assures as in large
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?		Development would create minor
			opportunities for new public open space as
			the promoter proposes provision of open
			space as part of the development.
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.9km ACF from centre of the site to Histon

		& Impington Recreation Ground.
Distance: Play	How far is the	AMBER = 400 -800m
Distance: Play Facilities	nearest play space	AIVIDER = 400 -000111
racillues	for children and	476m ACF from centre of the site to The
Cumpu 9	teenagers?	Village Green, Histon.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	A = 400 - 800m
		A = 400 - 800m
District or	from the nearest	COAm ACE to a majort on High Ctroot (History)
Local Centre	District or Local	694m ACF to a point on High Street (Histon)
	centre?	which is surrounded by a large number of
Distance: Oit	Hambaria (b. a. 20	services and facilities.
Distance: City	How far is the site	R = >800m
Centre	from edge of	
	defined Cambridge	
D: 4 OD	City Centre?	0 400
Distance: GP	How far is the	G = <400m
Service	nearest health	
	centre or GP	281m ACF from centre of site to Surgery,
	service?	Histon.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	5
	services and	Provision of open space as part of the
	facilities including	development.
	health, education	
	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 possible
	community	No fosilition lost and no new fosilition
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
Intogration	How well would the	development.
Integration		AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
ECONOMY	communities?	
ECONOMY	Deep it address.	AMPED Not within an all-areas to the ACCO
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?	

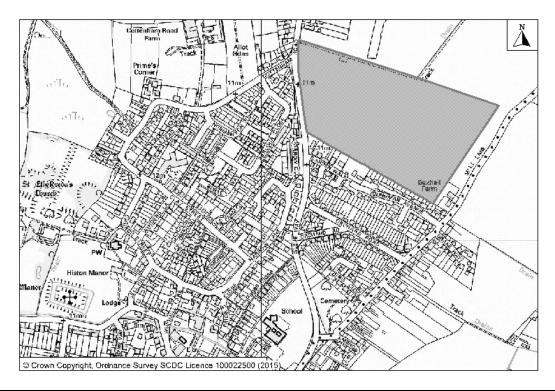
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	00000
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Davidan and would be a second of the second
	supporting the	Development would have 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	AMBER = 1-3km
Employment - Accessibility	nearest main	AIVIDER = 1-3KIII
Accessibility	employment	1.4km ACF from centre of site to South
	centre?	Cambridgeshire 006D (Histon, including
	Contro :	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	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 and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constrainte can be appropriately magated
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	551m ACF from centre of site to Histon
		Junior School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.5km ACF from centre of site to Impington
TDANCDODT		Village College.
Cycle Poutes	Mhat tuna of avala	AMPED - Modium quality off road noth
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.

	1	
	routes are accessible near to the site?	The cycle facilities between Histon & Impington and Cambridge comprise a mix of on- and off-road provision, of variable quality. This is a heavily trafficked route with a mix of traffic speeds. Provision or contribution from this site would result in 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.	DARK GREEN = Score 19-25 Total score of 20
Distance: bus stop / rail station		GG = Within 400m (6) 246m 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		GG = 20 minutes or less (6) 17 Minutes from Impington to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 5.05km 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 5,703m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. 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. However, the Highway Authority believes that this site could be fed from site number 112.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts The Highway Authority will require new

transport, walking or cycling facilities?	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): SC133	
Consultation Peterance numbers: 13 (I&O 2012)		2012)

Site name/address: Land at Buxhall Farm, Glebe Way, Histon **Map:**



Site description: The site is located to the east of Glebe Way, on the north eastern edge of Histon. The land is within the Green Belt and comprises open agricultural land. The site is screened from the village by hedgerow to the south and east, but exposed to long distance views to the north and east.

Current use(s): Agricultural

Proposed use(s): Residential-led mixed use development of approximately 400 dwellings with a range of non-residential uses including employment, retail, commercial uses and community uses that complement the scale of residential development proposed whilst also serving the existing local community, e.g. a new primary school and a new community facility.

Site size (ha): South Cambridgeshire: 12.44 ha.

Potential residential capacity: 187 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	RED = Significant loss (20 ha or more) of grades 1 and 2 land

	best and most	Minor loss of best and most versatile
	versatile	agricultural land (Grades 1 and 2) - small
Minerals	agricultural land? Will it avoid the	site but all Grade 2. GREEN = Site is not within an allocated or
IVIII let als	sterilisation of	safeguarded area.
	economic mineral	Saleguarded area.
	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 adverse	air quality adverse impacts
	impact/worsening	Development could impact on air quality,
	of air quality?	with minor negative impacts incapable of
	or an quanty :	mitigation. This proposal is located close to
		the Councils' Air Quality Management Area
		and is of a significant size. Extensive and
		detailed air quality assessments will be
		required to assess the cumulative impacts of this and other proposed developments
		within the locality on air quality along with
		provision of a Low Emissions Strategy.
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 Gliddon	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 generator	road traffic noise generation on existing residential due to development related car
	(including	movements but dependent on location of
	compatibility with	site entrance.
	neighbouring	
	uses)?	
Contamination	la thora passible	CDEEN - Site not within or adiagont to an
Contamination	Is there possible contamination on	GREEN = Site not within or adjacent to an area with a history of contamination.
	the site?	and the constant of some minutes.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	A
	of the water environment?	Assumptions for a neutral impact are that
	GHAILOHILIGHT (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 recognised as containing protected species,
	and protect sites designated for	or local area will be developed as
	Tacaignated for	or room area will be developed as

	T .		
	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		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		
	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		any protected trees
	by a Tree		
	1 -		
	Preservation Order		
Green	(TPO)?		AMPER – No significant apportunities or
	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		Assumptions for a neutral impact include
	green		that appropriate design and mitigation
	infrastructure?		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) -
	onaraolor:		There is a clear edge to the built up part of
			• • • • • • • • • • • • • • • • • • • •
			the village in this location. North of the site
			the village becomes more sporadic and
			takes on a rural character, comprising linear
			development in long plots. The site is very
			open to long views to the north and east.
			Development in this location would have a
			detrimental impact on the rural character.
Townscape	Will it maintain and		AMBER = negative impact on townscape
	enhance the		character, incapable of mitigation.

	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - The character of this part of the village is linear, with long rear gardens. The site is very open to long views to the north and east. Development in this location may have a detrimental impact on the rural character, but it may be possible to mitigate it with additional planting to create a soft edge.
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)?	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 CHA		
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.
	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?	AMBER = 1-3km 1.7km ACF from centre of the site to Histon & Impington Recreation Ground.
Distance: Play Facilities	How far is the nearest play space	AMBER = 400 -800m

Г	T	
	for children and	732m ACF from centre of the site to The
	teenagers?	Village Green, Histon.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	·
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R = >800m
District or	from the nearest	K = >000111
Local Centre		060m ACE to a point on High Street which
Local Centre	District or Local	860m ACF to a point on High Street which
	centre?	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?	
Distance: GP	How far is the	R = >800m
Service	nearest health	
0011100	centre or GP	1,442m ACF from centre of site to The
	service?	Surgery, Histon.
Vov. Local		0 1
Key Local	Will it improve	GREEN = New local facilities or improved
Facilities	quality and range	existing facilities are proposed of significant
	of key local	benefit
	services and	
	facilities including	New facilities or improved existing facilities
	health, education	are proposed of minor benefit. Promoter
	and leisure (shops,	proposes residential-led mixed use
	post offices, pubs	development with a range of non-residential
	etc?)	uses including employment, retail,
	,	commercial uses and community uses that
		compliment the scale of residential
		development proposed whilst also serving
		the existing local community.
Community	Will it appaurage	•
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 local community / village hall or
		improved existing facility is proposed of
		minor benefit (and is viable and
		sustainable). Promoter proposes residential-
		led mixed use development with a range of
		non-residential uses including employment,
		retail, commercial uses and community
		uses that compliment the scale of
		·
		residential development proposed whilst
	11 11 11 11 11 11	also serving the existing local community.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
	with existing	

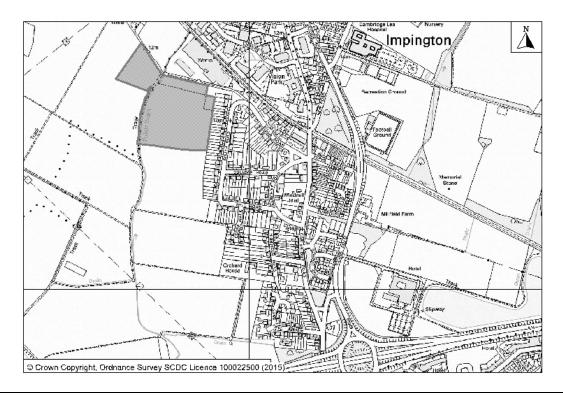
	communities?	
ECONOMY	John Millious:	<u> </u>
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Cambridge? 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 assumption is that any retail proposed will only be of a suitable scale to serve needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?	AMBER = 1-3km 1.8km 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?	G = No loss of employment land / allocation is for employment development Development would support minor additional employment opportunities.
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?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.

		Insufficient primary and secondary school
		capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	691m ACF from centre of site to Histon Junior School.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Impington Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are	AMBER = Medium quality off-road path.
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or
		contribution from this site would result in
		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
Sustainable	of site)?	GREEN = Score 15-19 from 4 criteria below
Transport	Scoring mechanism has	GREEN = Score 15-19 from 4 chiena below
Score (SCDC)	been developed to	Total score of 18.
00010 (0000)	consider access to	Total Score of To.
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus stop / rail		GG = Within 400m (6)
station		307m ACF from the centre of the site to the
		nearest bus stop (X8).
		348m ACF from the centre of the site to the
		nearest bus stop (Citi 8).
Frequency of Public		G = 20 minute frequency (4)
Transport		X8 service provides 1 bus Monday to
παπορυπ		Friday.
		i naay.
		Citi 8 provides a 20 Minute Service.
Public		G = 21 to 30 minutes (4)
transport		
journey time to City Centre		X8 - 27 Minutes from Histon to Cambridge.
Only Ochline		Citi 8 - 23 Minutes from Histon to
		Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City		` '

Centre		5.88km 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?	5,706m 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. A junction located on to Glebe Way would be acceptable to the Highway Authority and the proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network	AMBER = No impacts
	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. 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): SC227		
Consultation Reference numbers: N/A		
Site name/address: Land off Villa Road, Histon		

Мар:



Site description: The site is located to the south of Villa Road, on the south western edge of Impington. The land is within the Green Belt and comprises open agricultural land. The site exposed to long distance views to the south and west.

Current use(s): Agricultural

Proposed use(s): 40 dwellings

Site size (ha): South Cambridgeshire: 6.64 ha.

Potential residential capacity: 21 dwellings (30 dph)

LAND		
PDL	Would	RED = Not on PDL
	development make	
	use of previously	Most of the site is not previously developed
	developed	land although the site includes one
	land?	residential property.
Agricultural	Would	AMBER = Minor loss of grade 1 and 2 land
Land	development lead	
	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?	

B 4:	1471114	ODEEN OF COMMENT
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION	.1	game mp and
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?	AMBER = <1000m of an AQMA, M11 or A14 502m ACF from edge of site to AQMA. 787m ACF from edge of site to 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 potential for traffic noise from A14, but should be possible to mitigate.
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) Site contains an area of filled 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 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 Description ()
Designated Sites	Will it conserve protected species and protect sites designated for nature	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

	conservation		
	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		Assumentions for a newtral inspect and that
	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
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		There is a protected walnut tree close to the
	Preservation Order		eastern boundary of the site.
	(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
	intrastructure?		that appropriate design and mitigation
	infrastructure?		that appropriate design and mitigation measures would be achieved through the
I ANDSCAPE :		III TURAL HI	that appropriate design and mitigation measures would be achieved through the development process.
	TOWNSCAPE AND C	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE
LANDSCAPE, Landscape	TOWNSCAPE AND C	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on
	TOWNSCAPE AND C Will it maintain and enhance the	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on landscape character, no satisfactory
	TOWNSCAPE AND C	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on
	TOWNSCAPE AND CI Will it maintain and enhance the diversity and	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.
	TOWNSCAPE AND COME Will it maintain and enhance the diversity and distinctiveness of	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on landscape character, no satisfactory
	TOWNSCAPE AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT WILL IT WILL IT WAS AND COMPANY WITH WAS AND COMPANY WILL IT WAS AND COMPANY WITH WAS AND CO	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development
	TOWNSCAPE AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT WILL IT WILL IT WAS AND COMPANY WITH WAS AND COMPANY WILL IT WAS AND COMPANY WITH WAS AND CO	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with
	TOWNSCAPE AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT WILL IT WILL IT WAS AND COMPANY WITH WAS AND COMPANY WILL IT WAS AND COMPANY WITH WAS AND CO	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of
	TOWNSCAPE AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT WILL IT WILL IT WAS AND COMPANY WITH WAS AND COMPANY WILL IT WAS AND COMPANY WITH WAS AND CO	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is on the edge of the
	TOWNSCAPE AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT WILL IT WILL IT WAS AND COMPANY WITH WAS AND COMPANY WILL IT WAS AND COMPANY WITH WAS AND CO	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is on the edge of the village and has a soft boundary, with trees
	TOWNSCAPE AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT WILL IT WILL IT WAS AND COMPANY WITH WAS AND COMPANY WILL IT WAS AND COMPANY WITH WAS AND CO	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is on the edge of the village and has a soft boundary, with trees and scrub providing a buffer area between the built-up area and the wider countryside. It provides an area of contrast with the wider
	TOWNSCAPE AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT WILL IT WILL IT WAS AND COMPANY WITH WAS AND COMPANY WILL IT WAS AND COMPANY WITH WAS AND CO	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is on the edge of the village and has a soft boundary, with trees and scrub providing a buffer area between the built-up area and the wider countryside. It provides an area of contrast with the wider open landscape. The land is within the
	TOWNSCAPE AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT MAINTAIN AND COMPANY WILL IT WILL IT WILL IT WAS AND COMPANY WITH WAS AND COMPANY WILL IT WAS AND COMPANY WITH WAS AND CO	ULTURAL HI	that appropriate design and mitigation measures would be achieved through the development process. ERITAGE RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The site is on the edge of the village and has a soft boundary, with trees and scrub providing a buffer area between the built-up area and the wider countryside. It provides an area of contrast with the wider

			Green Belt purposes and functions, where
			the landscape is open with long views to be
			had across towards Cambridge and Girton.
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		The character of this part of the village is
	appropriate design		linear estate development with intermittent
	and scale of		hedging to the east forming a fairly exposed
	development?		edge to farmland. The land is within the
			Green Belt in an area where development
			would have a significant adverse impact on
			Green Belt purposes and functions, where
			the landscape is open with long views to be
			had across towards Cambridge and Girton.
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
	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		<u> </u>	
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk
			Flood Zone 3 (or other form of flood risk
			incapable of appropriate mitigation) - A
			large proportion of the site (approximately
			4/5ths) is within flood zones 2 and 3.
			However, the land closest to the village
HIIMAN HEAT	│ 「H AND WELL BEING		framework is Flood Zone 1.
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
			provided orisite
	accessible open space?		
	space:		

Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	O 7km ACE from control of the city to Ulistee
Facilities	sports facilities?	0.7km ACF from centre of the site to Histon
Distance Disv	How far is the	and Impington Recreation Ground.
Distance: Play Facilities		GREEN =<400m
racillues	nearest play space for children and	391m ACF from centre of the site to Land
	teenagers?	west of Water Lane, north of Brook Close,
	teenagers:	Histon (The Village Green)
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 WISETT - TO IMPAGE
	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	1,008m ACF to a point on High Street which
	centre?	is surrounded by a large number of services
D1 : 01:		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	71 - 100 000111
	centre or GP	448m ACF from centre of site to Histon
	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	
Community	etc?)	CPEEN - Dovolopment would not load to
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to the loss of any community facilities or
i aciiiles	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	Poolisio
		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	l	AMPED N. C. W
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%

	T	
(Cambridge)	pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
	deprived wards of Cambridge?	
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability	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
	of Cambridge, town, district and local centres?	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?	GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
		0.5km 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?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
	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 and will require investigation and possibly mitigation.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
		Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity. Promoter proposes additional primary

		school provision.
Distance:	How far is the	A =400 - 800m
Primary		A =400 - 000III
•	nearest primary school?	FOAm ACE from control of site to Lliston
School	SCHOOL?	534m ACF from centre of site to Histon
		Junior School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.9km ACF from centre of site to Impington
		Village College.
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	The cycle facilities between Histon &
	the site?	Impington and Cambridge comprise a mix of
		on- and off-road provision, of variable
		quality. This is a heavily trafficked route with
		a mix of traffic speeds. Provision or
		contribution from this site would result in
		minor improvement to cycling facilities.
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
		all listances
Custoinable	of site)?	DADK ODEEN Coord 10 25
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport	mechanism has	T-1-1
Score (SCDC)	been developed to	Total score of 20.
	consider access to	(Score changed from 22 to 20)
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		425m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 Minute Service.
Public		GG = 20 minutes or less (6)
transport		
journey time to		17 Minutes from Histon to Cambridge.
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		. , , ,
Centre		4.33km 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	5,9.4m ACF from centre of the site to
Janon	station?	Waterbeach Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
ACCESS		
	access to the	Negative effects capable of appropriate

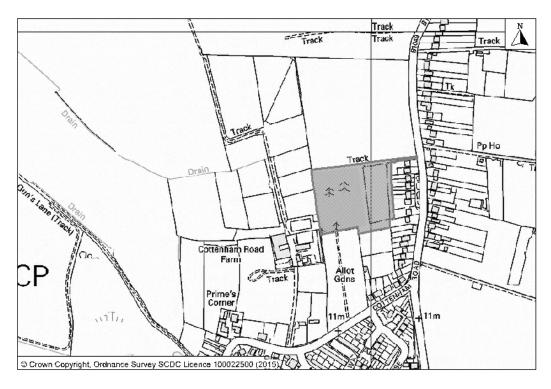
	highway network,	 mitigation.
	where there is	
	available capacity?	Minor negative effects incapable of mitigation. Access constraints - The proposed site does not appear to have a direct link to the adopted public highway. (Note - the Highway Authority are in communication with the landowner of the SCA Packaging Ltd site at present to provide a connection to the public highway.)
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	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 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): SC306	

Consultation Reference numbers:

Site name/address: Land west of 113, Cottenham Road, Histon

Мар:



Site description: This rectangular site is located to the west of the B1049 at the north edge of Histon. The eastern third of the site is meadow and the western two thirds of the site is woodland, which provides a mature tree border on this side. The site adjoins residential properties to the east and includes the garden and house at 113 Cottenham Road; to the north and west of the site is open agricultural land; to the south is allotments and paddock. The south western corner of the site adjoins Unwins Industrial Estate.

Current use(s): Wood and meadow.

Proposed use(s): A mixture of housing and landscaped public open spaces areas.

Site size (ha): South Cambridgeshire: 2.16 ha.

Potential residential capacity: 22 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

	best and most versatile agricultural land?	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. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
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 Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation - further investigation and possible mitigation of noise and odour from Unwins Industrial Estate required.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination Development not on land likely to be contaminated
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	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	
	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		magaasn
	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)?		ODEEN. Cita da sa national anadicia
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	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) -
	3.10.10.01.1		Whilst the site is screened from adjoining
			residential properties, and the Unwins
			industrial estate, it is open to views across
			to the north west, where the landscape
			becomes more exposed. The landscape is
			clearly rural in character, and development
			in this location would be harmful to the
			character of the area.
Townscand	Will it maintain and		
Townscape	enhance the		AMBER = negative impact on townscape
	i ennance me		character, incapable of mitigation.

diversity and distinctiveness of townscape character, including through appropriate design and scale of development? Green Belt What effect would 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 scale 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? Distance: Outdoor Sport Sports facilities? Distance: Play Facilities of Will it provide for AMBER = 1-3km enearest pulsy space for children and teenagers? Will it provide for AMBER = 1-3km enearest pulsy space for children and teenagers? Will it provide for AMBER = 1,3km length of the site to land west of Water Lane, Histon AMBER = 1,0 maps to firm to enfilted the site to land west of Water Lane, Histon AMBER = 1,0 maps to firm and confidence on filter on the site to land west of Water Lane, Histon AMBER = 1,0 maps to firm and confidence on filter on filt				
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? Open Space Will it increase the quantity and quality of publically accessible open space? Distance: Distance: Play Facilities How far is the nearest play space for children and teenagers? Distance: Play Facilities Distance: Play Facilities How far is the nearest play space for children and teenagers? Distance: Play Facilities RED = >800m Distance: Play Facilities Distanc		distinctiveness of townscape character, including through appropriate design and scale of		conflicts with townscape character, minor negative impacts incapable of mitigation) - Whilst the site is screened from adjoining residential properties, and the Unwins industrial estate, it is open to views across to the north west, where the landscape becomes more exposed. The landscape is clearly rural in character, and development in this location would be harmful to the
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? Will it increase the quantity and quality of publically accessible open space? Distance: Outdoor Sport Facilities Penhance sites, features or areas of historical, archaeological, or cultural impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. AMBER = Standard requirements for renewables would apply AMBER = Standard requirements for renewables would apply GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite AMBER = 1-3km AMBER = 1-3km AMBER = 1-3km 2.1km ACF from centre of the site to Histon & Impington Recreation Ground. RED = >800m RED = >800m 1,023m ACF from centre of the site to land west of Water Lane, Histon	Green Belt	the development of this site have on Green Belt		·
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: Outdoor Sport Facilities Distance: Play Facilities Plood Zone 1 and no drainage issues that cannot be appropriately addressed. GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite AMBER = 1-3km AMBER = Standard requirements for renewables would apply		enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		such buildings, sites or features, and there is no impact to the setting Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be
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: Outdoor Sport Facilities Distance: Play Facilities Distance: Play Facilities Distance: Play Facilities How far is the nearest play space for children and teenagers? RED = >800m RED = >800m 1,023m ACF from centre of the site to land west of Water Lane, Histon	CLIMATE CHAI	NGE		
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Open Space Will it increase the quantity and quality of publically accessible open space? Distance: Outdoor Sport Facilities Distance: Play Facilities D	Flood Risk	Is site at flood risk?		Flood Zone 1 and no drainage issues that
quantity and quality of publically accessible open space? Distance: How far is the nearest outdoor sports facilities? Distance: Play Facilities Distance:	HUMAN HEALT	TH AND WELL BEING	;	
Outdoor Sport Facilities nearest outdoor sports facilities? 2.1km ACF from centre of the site to Histon & Impington Recreation Ground. RED = >800m Facilities nearest play space for children and teenagers? nearest outdoor sports facilities? 2.1km ACF from centre of the site to Histon RED = >800m 1,023m ACF from centre of the site to land west of Water Lane, Histon		quantity and quality of publically accessible open space?		provision to adopted plan standards is provided onsite
Facilities nearest play space for children and teenagers? 1,023m ACF from centre of the site to land west of Water Lane, Histon	Outdoor Sport Facilities	nearest outdoor sports facilities?		2.1km ACF from centre of the site to Histon & Impington Recreation Ground.
	_	nearest play space for children and		1,023m ACF from centre of the site to land
	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	Beyond 1,000m from nearest centre ACF
	centre?	(1,038m to Histon, 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	R = >800m
Service	nearest health	K = >000iii
OCIVICC	centre or GP	1,768m ACF from centre of site to Histon
	service?	·
Key Local		Surgery. AMBER = No impact on facilities (or
Facilities	Will it improve	•
racillues	quality and range	satisfactory mitigation proposed).
	of key local	A. (1992)
	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
		i no iacilitico iost, ana no new iacilitico
		·
		proposed directly as a result of the
Integration	How well would the	proposed directly as a result of the development.
Integration with Existing	How well would the	proposed directly as a result of the development. RED = Limited scope for integration with
with Existing	development on	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or
	development on the site integrate	proposed directly as a result of the development. RED = Limited scope for integration with
with Existing	development on the site integrate with existing	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
with Existing	development on the site integrate	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within
with Existing Communities	development on the site integrate with existing	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses
with Existing Communities ECONOMY	development on the site integrate with existing communities?	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities?	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear AMBER = Not within or adjacent to the 40%
with Existing Communities ECONOMY	development on the site integrate with existing communities? Does it address pockets of income	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment deprivation	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	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	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	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	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	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	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of
with Existing Communities ECONOMY Deprivation	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	proposed directly as a result of the development. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large area of backland development within an area characterised by linear AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of

		1	
Shopping	Will it protect the shopping		GREEN = No effect or would support the vitality and viability of existing centres
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local 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 -	How far is the		AMBER = 1-3km
Accessibility	nearest main employment centre?		1.9km 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?		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. 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 and will require investigation and possibly mitigation.
Capacity	education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary school capacity.
Distance: Primary School	How far is the nearest primary school?		R = >800m 948m ACF from centre of site to Histon Junior School
Distance:	How far is the		A = 1 to 3 km
Secondary School	nearest secondary school?		1.8km ACF from centre of site to Impington Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge		AMBER = service meets requirements of high quality public transport in most but not all instances

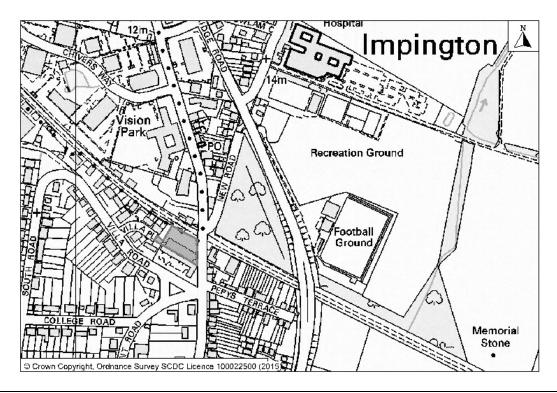
	of site)?	
Sustainable	Scoring	GREEN = Score 15-19 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 18
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail		
station		163m to nearest bus stop ACF (Histon,
		Glebe Way)
Frequency of		G = 20 minute frequency (4)
Public		20 minute convice (Citi 9)
Transport Public		20 minute service (Citi 8) G = 21 to 30 minutes (4)
transport		G = 21 to 30 minutes (4)
journey time to		26 Minutes (Histon, Glebe Way to
City Centre		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		6.27km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	6,053m ACF from centre of the site to
	station?	Waterbeach 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?	Insufficient capacity or access constraints
		that cannot be adequately mitigated.
		Access constraints - the track that at
		present serves as an access unlikely to be
		suitable as an access for such a large area
Non-Car	Will it make the	of land. AMBER = No impacts
Facilities	transport network	
1 aciiilies	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): SC308	

Consultation Reference numbers: H2 (I&O 2013 part 2)

Site name/address: Land at former Bishops Hardware Store, Histon

Map:



Site description: The site is located within the village framework of Histon immediately to the south of the Guided Busway, at the junction of Cambridge Road, Station Road and New Road. The site is currently occupied by retail and warehousing buildings and car parking.

Current use(s): Retail and warehousing, with car parking

Proposed use(s): 30 dwellings

Site size (ha): South Cambridgeshire: 0.22 ha.

Potential residential capacity: 10 plus dwellings (30 dph minimum) The density of development on this small urban site would be determined by design and amenity considerations

The promoter has sought pre-application advice for 30 residential apartments, at a density 137 dph, in recognition of the sustainable location on the Guided Busway. The advice suggests a slightly lower density to allow for more on-site benefits such as landscaping, car parking and improved amenity space.

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	·
	use of previously	The whole of the site is previously
	developed	developed land comprising a variety of
	land?	industrial and commercial buildings and
		hardstanding.

Agricultural Land	Would development lead to the loss of the best and most	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	versatile agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of economic mineral reserves?	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?	AMBER = <1,000m of an AQMA, M11 or A14 359m ACF from edge of site to AQMA. 692m ACF from edge of site to 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. Traffic noise will need assessment in accordance industry best practice and associated guidance and the impact. Residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle as an adequate level of protection against noise can be secured by condition.
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 was formerly used for industrial purposes and is adjacent to a former railway and 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	GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality.

	onvironment?		Accumpations for a noutral impact are that
	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	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		3
	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
0	site or immediately		any protected trees
	adjacent protected		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	by a Tree		Various Tree Preservation Orders lie along
	Preservation Order		Villa Road, approximately 23m to the south
_	(TPO)?		west 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		Noutral impact (existing factures rate):
	and access to		Neutral impact (existing features retained,
	green infrastructure?		or appropriate mitigation possible). Assumptions for a neutral impact include
	mmashucture:		that appropriate design and mitigation
			measures would be achieved through the
			development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
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)

	I		
Taur	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 enhance the diversity and distinctiveness of townscape		DARK GREEN = Development would relate to local townscape character and offer significant opportunities for townscape enhancement
	character, including through appropriate design and scale of development?		Significant Positive Impact (Development would relate to local townscape character and offer significant opportunities for enhancement) - Redevelopment of this site could have a positive impact on the townscape setting of Histon, removing the retail buildings in disrepair and areas of car parking and present an opportunity to improve the site and its setting with the additional of soft landscaping.
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 CLIMATE CHA	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.
			LAMBER OF L. 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	⊥ TH AND WELL BEING	•	Carriot be appropriately addressed.
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?	Neutral impact (existing features retained or
		appropriate mitigation). Assumption is
		standard requirements for open space
		would apply.
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 Histon
		& Impington Recreation Ground.
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	Ortzert Troom or orions provision
1 domaio	for children and	240m ACF from centre of the site to Histon
	teenagers?	& Impington Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	AWBER = No Impact
Travellel	· -	No offect on nitch or plot provision
ı	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	7
Distance:	How far is the site	R = >800m
District or	from the nearest	
Local Centre	District or Local	Beyond 1,000m from nearest centre ACF
	centre?	(1,155m to Histon, 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	G = <400m
Service	nearest health	
	centre or GP	380m ACF from centre of site to Surgery,
	service?	Histon.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	,
	services and	Development would result loss of existing
	facilities including	facilities, minor negative impact - loss of a
	health, education	hardware store, but marketing has shown
	and leisure (shops,	no retail demand and there is another shop
	post offices, pubs	available opposite the site.
	etc?)	aranabio opposito trio sito.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
i aciiilies		replacement / appropriate mitigation
	engagement in	
	community	possible.
	activities?	No facilities lost, and no new facilities
		No facilities lost, and no new facilities
		proposed directly as a result of the
1.6	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	
	communities?	
ECONOMY		

D : "	I D	ANADED 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	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Onopping	shopping	vitality and viability of existing centres
		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?	loss of a hardware store, but marketing has
	1000	shown no retail demand.
Employment -	How far is the	AMBER = 1-3km
. ,		AWIDER = 1-3KIII
Accessibility	nearest main	4.01 4.05 () () () () ()
	employment	1.0km 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 a hardware store, but
		marketing has shown no retail demand.
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.
	1	•
	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
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
		· · · · · · · · · · · · · · · · · · ·
Capacity	education	constraints can be appropriately mitigated
	capacity?	la sufficient en ens selve la 1971 de
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.

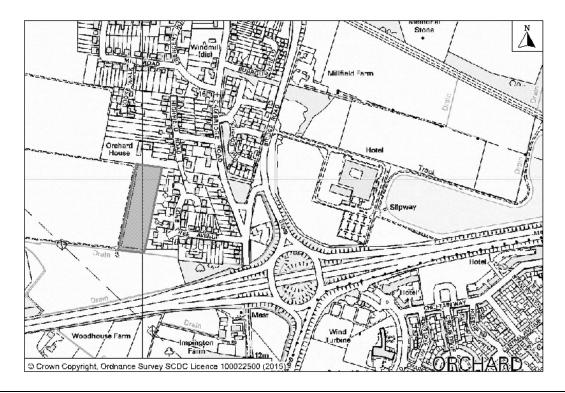
	1	ı	
Distance:	How far is the		A = 400 - 800m
Primary	nearest primary		
School	school?		684m ACF from centre of site to Histon &
			Impington Infant School.
Distance:	How far is the		G = Within 1km (or site large enough to
Secondary	nearest secondary		provide new)
School	school?		0.01 4.05 () () () ()
			0.6km ACF from centre of site to Impington
TDANCDODT			Village College.
TRANSPORT	Mhat tura of avala		ANDED Medium quality off read noth
Cycle Routes	What type of cycle routes are		AMBER = Medium quality off-road path.
	accessible near to		The cycle facilities between Histon &
	the site?		Impington and Cambridge comprise a mix of
	the site:		on- and off-road provision, of variable
			quality. This is a heavily trafficked route with
			a mix of traffic speeds. Provision or
			contribution from this site would result in
			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		DARK GREEN = Score 19-25
Transport	mechanism has		
Score (SCDC)	been developed to		Total Score of 24
	consider access to		
	and quality of		
	public transport,		
	and cycling. Scores		
	determined by the		
Distance less	four criteria below.		00 M/(him 400m (0)
Distance: bus			GG = Within 400m (6)
stop / rail station			10-70m to nearest bus stop ACF (Histon &
Station			Impington, Guided Bus Stop)
Frequency of			GG = 10 minute frequency or better (6)
Public			OO = 10 minute frequency of better (0)
Transport			10 minute service (Guided Bus A & B)
Public			GG = 20 minutes or less (6)
transport			22 23
journey time to			16 Minutes (Histon & Impington, Guided
City Centre			Bus Stop to Cambridge, The Busway
			Regent Street)
Distance for			GG = Up to 5km (6)
cycling to City			·
Centre			4.13km ACF to Cambridge City Centre
Distance:	How far is the site		R = >800m
Railway	from an existing or		
Station	proposed train		5,639m ACF from centre of the site to
	station?		Cambridge 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?	No capacity constraints identified, safe access can be achieved. A junction located on to Cambridge Road would be acceptable to the Highway Authority, the proposed site is acceptable in principle subject to detailed design.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	GREEN = Significant improvements to public transport, cycling, walking 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. 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): SC336		
Consultation Reference numbers:		

Site name/address: Land to the west of Lone Tree Avenue, Impington

Мар:



Site description: Small field enclosed by hedges with tree belts to northern and southern boundaries. Two storey detached houses on Lone Tree Avenue to the east, open fields to the west, the A14 lies approximately 120 metres to the south.

Current use(s): Grassland

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 1.37 ha.

Potential residential capacity: 37 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		
	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 sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Small part of the site within an area designated in the Minerals and Waste LDF but development would not have a negative impact.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
	impact/worsening of air quality?	Site lies near source of air pollution, or development could impact on air quality, with minor negative impacts incapable of mitigation. Close to an AQMA on A14.
AQMA	Is the site within or near to an AQMA, the M11 or the	RED = Within or adjacent to an AQMA, M11 or A14
	A14?	0m ACF from edge of site to AQMA
		113m ACF from edge of site to A14
Pollution	Are there potential Odour, light noise and vibration	AMBER = Adverse impacts capable of adequate mitigation
	problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	Will create minor negative impacts to, or as a result of, the development, with minor negative impacts incapable of mitigation. Significant potential for traffic noise from A14. Some minor to moderate additional offsite road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance
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)
		Historical agricultural, industrial / commercial uses on site and adjacent to disused railway line. 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 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	<u> </u>		
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?		(or impacto obtain 20 miligatou).
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
Distantorony	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		magaach
	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		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
•	site or immediately		any protected trees
	adjacent protected		any protested aloos
	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		11 1 3
	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
1	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) -
			adverse effect on the landscape and
			townscape setting of Impington. It would
			impact on the purposes and functions of the

	Γ		
			Green Belt in an area with wide views
_	1APH 1		across to Cambridge.
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		backland development that does not relate
	appropriate design and scale of		well to street-scene.
Green Belt	development? What effect would		AMPER - pagative impact on Croonholt
Green beit	the development of		AMBER = negative impact on Greenbelt
	this site have on		purposes
	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	T		
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
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
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.6m ACF from centre of the site to land
D: / D:			west of Ring Fort Road, Orchard Park.
Distance: Play	How far is the		GREEN = <400m or onsite provision
Facilities	nearest play space		050 4054
	for children and		358m ACF from centre of the site to land
Cupar	teenagers?		west of Mill Road, Impington.
Gypsy &	Will it provide for		AMBER = No Impact

г <u> </u>	T -	
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	1,700m ACF to Cambridge Road (Village
	centre?	Hall), Girton
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	K = 2000iii
OCIVICO	centre or GP	974m ACF from centre of site to The
	service?	Surgery, Histon.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities		satisfactory mitigation proposed).
racillues	quality and range	Salistacioty miligation proposed).
	of key local	No feelilities lest and as you feelilities
	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
		No facilities lost, and no new facilities proposed directly as a result of the
		·
Integration		proposed directly as a result of the
Integration with Existing	activities?	proposed directly as a result of the development.
	activities? How well would the development on	proposed directly as a result of the development. AMBER = Adequate scope for integration
with Existing	How well would the development on the site integrate	proposed directly as a result of the development. AMBER = Adequate scope for integration
with Existing	activities? How well would the development on	proposed directly as a result of the development. AMBER = Adequate scope for integration
with Existing	How well would the development on the site integrate with existing	proposed directly as a result of the development. AMBER = Adequate scope for integration
with Existing Communities	How well would the development on the site integrate with existing	proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities
with Existing Communities ECONOMY Deprivation	How well would the development on the site integrate with existing communities?	proposed directly as a result of the development. AMBER = Adequate scope for integration with existing communities AMBER = Not within or adjacent to the 40%
with Existing Communities ECONOMY	How well would the development on the site integrate with existing communities? Does it address pockets of income	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
with Existing Communities ECONOMY Deprivation	How well would the development on the site integrate with existing communities? Does it address pockets of income and employment	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
with Existing Communities ECONOMY Deprivation	How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation	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
with Existing Communities ECONOMY Deprivation	How well would the development on the site integrate with existing communities? Does it address pockets of income and employment deprivation particularly in	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
with Existing Communities ECONOMY Deprivation	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	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
with Existing Communities ECONOMY Deprivation	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?	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
with Existing Communities ECONOMY Deprivation	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	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
with Existing Communities ECONOMY Deprivation	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	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
with Existing Communities ECONOMY Deprivation	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	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
with Existing Communities ECONOMY Deprivation	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	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
with Existing Communities ECONOMY Deprivation	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	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

	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?	William morade retail, offices, or following docs.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.2km 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	
1 14:1:4:	employment land?	CDEEN Eviation infrantaurature Planta (
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient.
	in key community	Minor I Itilitica Infrastructura improvamenta
	services and	Minor Utilities Infrastructure improvements
	infrastructure,	required, but constraints can be addressed. There is insufficient spare mains water
	including communications	capacity within the distribution zone to
	infrastructure and	supply the number of proposed properties
	broadband?	which could arise if all the SHLAA sites
	Diodabana.	within the zone were to be developed. The
		WWTW is operating close to capacity and
		the sewerage network is at capacity and
		both will require mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Insufficient spare school capacity but
		potential for improvement to meet needs.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	000 4054
School	school?	682m ACF from centre of site to Orchard
Diotopos	How far is the	Park Primary School.
Distance: Secondary		A = 1 to 3 km
School	nearest secondary school?	1.2km ACF from centre of site to Impington
3011001	3011001:	Village College.
TRANSPORT		·ago conogo.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	accessible near to	
	the site?	
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	DARK GREEN = Score 19-25

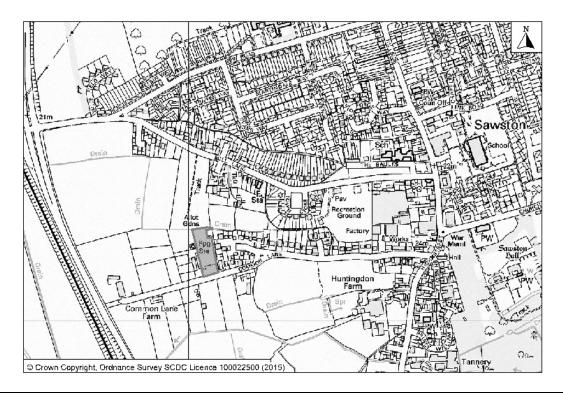
Transport Score (SCDC)	mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	Total Score 22
Distance: bus		GG = Within 400m (6)
stop / rail station		242m ACF from the centre of the site to the nearest bus stop (Impington, Highfield Road)
Frequency of Public		G = 20 minute frequency (4)
Transport		Citi 8 service - 20 minute service.
Public		GG = 20 minutes or less (6)
transport journey time to City Centre		16 minutes from bus stop to the centre of Cambridge (Impington, Highfield Road to Cambridge, Emmanuel Street).
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		3.59km ACF to Cambridge Market
Distance: Railway Station	How far is the site from an existing or proposed train	R = >800m 5,157m ACF from centre of the site to
	station?	Cambridge 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?	The proposed site does not appear to have a direct link to the adopted public highway. The promoter suggests access to the site would be taken off Lone Tree Avenue where there is an entrance into the site constructed to the boundary.
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): SC023	

Consultation Reference numbers: 12 (I&O 2012)

Site name/address: Land between 66 & 68 Common Lane, Sawston

Map:



Site description: Grazing land on the north side of Common Lane bounded by a riding school to the west, agricultural to the north, with bungalows to the east. The site boundary is formed by hedges to the south, west and north. Running down the eastern flank is a paved track giving access to an Anglian Water pumping station adjacent to the north east corner of the site. Existing vehicular access to Common Lane.

Current use(s): Front quarter of the site is unused grazing land, the remainder of the site has been used since 2009 by the adjoining riding stables for grazing.

Proposed use(s): House building, 18+ dwellings

Site size (ha): South Cambridgeshire: 0.5 hectares

Potential residential capacity: 14 dwellings (30 dph)

LAND	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		GREEN = Neutral. Development would not affect grade 1 and 2 land.	

	versatile	
	agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	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 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 unlikely to impact on air quality. Site lies in an area where air quality acceptable. Sewage Pumping Station nearby to north east corner, so there may be a cordon sanitaire around the station but unknown. Site may require an odour impact / risk assessment - moderate risk.
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) Possible storage of unknown materials in south of site and 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. The site within Groundwater Source Protection Zone 2 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that

			appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY	7		
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. No impact on protected sites and species (or impacts could be mitigated).
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)? Are there trees on		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. AMBER = Any adverse impact on protected trees capable of appropriate mitigation.
	site or immediately adjacent protected by a Tree Preservation Order (TPO)?		trees capable of appropriate mitigation TPO to north-western corner of the site.
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.
-	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape		AMBER = negative impact on landscape character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor

_	character?		negative impacts incapable of mitigation) - Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field where it would be partly visible from the A1301.	
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?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.	
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		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	
CLIMATE CHA	buildings, registered parks and gardens and scheduled monuments)?		mitigation can be achieved through the development process.	
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply.	
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Flood Zone 2, drainage issues capable of being appropriately addressed.	
HUMAN HEALTH 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: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.4km ACF from centre of the site to	

		Sawston Recreation Ground.
Distance: Dlay	Llow for in the	
Distance: Play Facilities	How far is the	AMBER = 400 -800m
Facilities	nearest play space for children and	411m ACF from centre of the site to
O: 0	teenagers?	Sawston Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	No effect on witch or what were delay
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople? How far is the site	A = 400 - 800m
Distance. District or		A = 400 - 800m
	from the nearest	COCHE ACE from the country of the city
Local Centre	District or Local	626m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
Diotonos: Cit:	How far is the site	and facilities within the village.
Distance: City		R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre?	R = >800m
	How far is the	R = >800m
Service	nearest health	204 m ACE from control of site to Coverton
	centre or GP	891m ACF from centre of site to Sawston
Marri anal	service?	Medical 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,	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 dominos	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	
	donvinoo.	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		
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	

	T	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Channing	Cambridge?	CDEEN No effect or would compart the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Davalanment would have no offect on
	supporting the	Development would have no effect on vitality or viability of existing centres. The
	vitality and viability of Cambridge,	indicator is likely to apply particularly to sites
	town, district and	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	AWBER - 1-5KIII
710000015111119	employment	2.9km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
	Contro.	Campus & Wellcome Trust Genome
		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,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	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 and will require investigation and possibly
		mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
Japaony	capacity?	Salpido Solidoi pidoso.
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	761m ACF from centre of site to Bellbird
		Primary School, Sawston.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	
		0.7km ACF from centre of site to Sawston

		Village College.
TRANSPORT	<u> </u>	village College.
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.	AMBER = Score 10-14 from 4 criteria Total score of 14.
Distance: bus stop / rail station		A = Within 800m (3) 611m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport Public transport journey time to City Centre		G = 20 minute frequency (4) 20 minute service to Cambridge. A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 9.79km 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 1,979m ACF from centre of the site to Whittlesford 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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

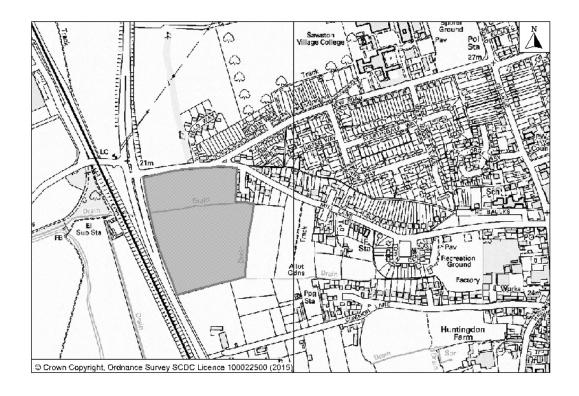
Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC044	

Site reference number(s): SC044

Consultation Reference numbers: N/A

Site name/address: Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)

Мар:



Site description: Two large fields, bounded by low hedges and trees located to the south-west of the village adjoining the A1301. Existing vehicular access to Mill Lane. Adjoins residential to the north-east. Adjoins site 230.

Current use(s): Agricultural

Proposed use(s): Residential development for 264 dwellings

Site size (ha): South Cambridgeshire: 6.57 ha.

Potential residential capacity: 149 dwellings if development in flood zone 2 is possible (30 dph)

LAND	LAND			
PDL	Would		RED = Not on PDL	
	development make use of previously developed land?		The site includes one residential property	
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		
	agricultural land?		
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
Willioralo	sterilisation of		safeguarded area.
			Saleguarded area.
	economic mineral		
	reserves?		Site within an area designated in the
			Minerals and Waste LDF (sand and gravel)
			but development would not have a negative
			impact.
POLLUTION	<u> </u>		
Air Quality	Would the		GREEN = Minimal, no impact, reduced
7 iii Quanty	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
	near to an AQMA,		A14
	the M11 or the		All
	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		4000.
	- I		
	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 mar a metery or 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?		The site within Groundwater Source
			Protection Zone 2 which does not rule out
			development but may influence land use or
			require pollution control measures.
			Assumptions for a neutral impact are that
			appropriate standards and pollution control
			measures will achieved through the
			development process and will mitigate any
			impact on groundwater.
BIODIVERSITY	7		
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
555	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts

	1		7
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
D: " ''	sites)		ODEEN D. J.
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or network links
	fragmentation, enhance		Hetwork links
	native species, and		Minor positive impact as there are some
	help deliver habitat		opportunities for habitat linkage /
	restoration (helping		enhancement / restoration including
	to achieve		woodland planting, retention of
	Biodiversity Action		ditches/watercourses and some grassland.
	Plan targets, and		ditories/watercourses and some grassiand.
	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		TPO to southern boundary of the site 2008
	Preservation Order		Aerial data show trees still present on the
	(TPO)?		boundary of the site and will need to be
			retained using current best practice and
			guidance unless detailed tree surveys prove
			otherwise. Strong tree belt to north of Mill
0	VACIDA Companyor		Lane is protected by a 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		Noutral impact (existing features retained
			Neutral impact (existing features retained, or appropriate mitigation possible).
	green infrastructure?		Assumptions for a neutral impact include
	mmasuucluit!		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). Loss of land in Green Belt would
			have an adverse impact on Green Belt
			purposes. A strong belt of trees to north of
			site continues to the immediate south of the

Townscape	Will it maintain and enhance the diversity and	Mill Lane onto this site, the whole helping to form a distinctive soft green edge to the village. Development of this site would have an significant adverse impact on the landscape setting of Sawston by introducing built development into open fields to the west of the village where it would adjoin the A1301. The current open green setting and soft edge to the village to the west would be lost. GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
	distinctiveness of	improvements)
	townscape	·
	character, including through appropriate design and scale of development?	Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would	RED = Significant negative impact on Green
	the development of this site have on Green Belt purposes?	Belt purposes
Heritage	Will it protect or	GREEN = Site does not contain or adjoin
	enhance sites, features or areas of historical,	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)?	Assumptions for a neutral impact include that appropriate design and mitigation measures would 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?	AMBER = Flood Zone 2 / medium risk
		Most of site in Flood Zone 2, drainage issues capable of being appropriately addressed. Remainder of site in Zone 3 flood risk incapable of appropriate mitigation.
	TH AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.

		ı	
	accessible open		
D : 4	space?		OBEEN 41 11 11
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		0.01 4.054
Facilities	sports facilities?		0.6km ACF from centre of the site to
			Sawston Recreation Ground.
Distance: Play	How far is the		AMBER = 400 - 800m
Facilities	nearest play space		
	for children and		657m ACF from centre of the site to
	teenagers?		Sawston Recreation Ground.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		No effect on pitch or plot provision.
	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		879m ACF from the centre of the site
	centre?		Sawston High Street -a cluster of services
			and facilities within the village.
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		1,220m ACF from centre of site to Sawston
	service?		Medical 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?		possible.
	donvinoo.		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 chisting confindings
Communities	with existing		
	communities?		
ECONOMY	communities;		
	Doop it address		AMPED Not within on edicated to the 400/
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%

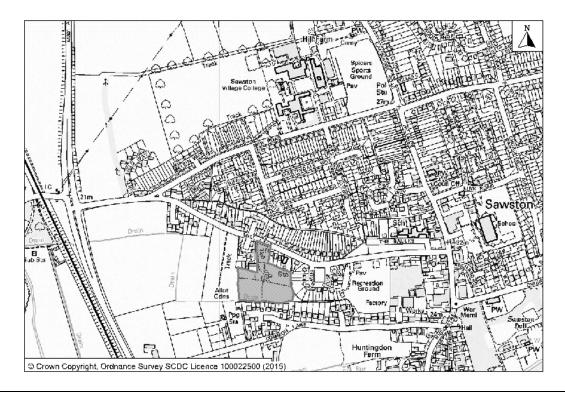
(0 1)		
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
''	shopping	vitality and viability of existing centres.
	hierarchy,	The state of 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 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 South
	centre?	Cambridgeshire 017D (Babraham Research
	Control.	Campus & Wellcome Trust Genome
		·
Carala: as a at	\\/ =l = l	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	Tilligation
		Min on Hillitian Informational incomes consents
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		, ,
		require mitigation. Electricity supply is ikely
	1 4 20	to require local and upstream reinforcement.
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?	986m ACF from centre of site to Bellbird
3011001	3011001.	Primary School, Sawston.
		i iiiiaiy ooliool, oawstoll.

Distance: Secondary	How far is the nearest secondary	G = Within 1km (or site large enough to provide new)
School	school?	provide new)
		0.7km 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	AMBER = service meets requirements of
TIQI I	Quality Public Transport (at edge of site)?	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,	Total score of 13.
	and cycling. Scores determined by the four criteria below.	
Distance: bus		R = Within 1000m (2)
stop / rail station		884m ACF from the centre of the site to the nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public Transport		20 minute service to Cambridge.
		Hourly service to Saffron Walden.
Public		A = 31 to 40 minutes (3)
transport journey time to City Centre		39 Minutes from Sawston to Cambridge.
·		29 Minutes from Sawston to Saffron Walden.
Distance for cycling to City		G = 5km to 10km (4)
Centre		9.53km 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?	2,079m ACF from centre of the site to Great 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	No capacity constraints identified, safe access can be achieved.
Non-Car	available capacity? Will it make the	AMBER = No impacts
Facilities	transport network	AMBER - No Impaolo

safer for public	
transport, walking	
or cycling facilities?	

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC116			
Consultation Reference numbers: 11 (I&O 2012)			

Мар:



Site description: Rough pastureland with agricultural buildings. Enclosed by residential to the northern, eastern and southern boundaries. Boundary hedges with trees. Existing vehicular access to Mill Lane.

Current use(s): Vacant farm land with farm buildings. Landowner states that the use ceased in 1995.

Proposed use(s): Residential / live work units

Site size (ha): South Cambridgeshire: 1.59 ha.

Potential residential capacity: 32 dwellings (30 dph net)

Site name/address: Land Rear of 41 Mill Lane, Sawston

LAND	LAND			
PDL	Would		RED = Not on PDL	
	development make			
	use of previously		The site includes one residential property	
	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			
	agricultural land?			

Minorala	\\/: it avaid the	CDEEN Cita is not within an allocated an
Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or
	economic mineral	safeguarded area.
	reserves?	Approximately half of the site is within an
	16361763:	area designated in the Minerals and Waste
		LDF but development would not have a
		negative impact
POLLUTION		The game and pass
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	
Pollution	Are there petential	AMBER = Adverse impacts capable of
Poliution	Are there potential 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	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination.
\M/= (- ··	the site?	ODEEN No import / Operable of full
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
	CHVIIOIIIICHE	Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.
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	
	interest, and	
	geodiversity?	

Г	1		
	(Including		
	International and		
	locally designated		
D: 1: '(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		Assumed the form of the line and the line an
	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		arpropriate maganen
	by a Tree		TPOs to western, northern and eastern
	Preservation Order		boundaries and on access into site in the
	(TPO)?		ownership of 47 Mill Lane potential to be
			compromised. Trees around the boundary
			of the site will 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		
	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
I VNDSCVDE .	TOWNSCAPE AND C	III TIIDAI LI	development process.
Landscape	Will it maintain and	OLI UKAL H	AMBER = negative impact on landscape
Lanuscape	enhance the		character, incapable of mitigation.
	diversity and		onaraotor, moapable of miligation.
	distinctiveness of		Minor Negative Impact (Development
	landscape		conflicts with landscape character, minor
	character?		negative impacts incapable of mitigation).
			Development of this site would have an
			Developine it of this site would have an
			adverse impact on the landscape setting of
			·
			adverse impact on the landscape setting of
			adverse impact on the landscape setting of Sawston by introducing built development
			adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from a path on the eastern boundary and adjoining residential.
Townscape	Will it maintain and enhance the		adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from a path on the eastern boundary and adjoining

	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?	Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development of this site would have an adverse impact on the landscape setting of Sawston by introducing built development into a small enclosed field visible from the west. Within setting of 28 Mill Lane (LB Grade II). Some adverse effect due to loss of openness and rural approach to this part of the village. The site is located in a historically sensitive part of the village and would have an adverse impact on the setting of historic features.
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) - Within setting of 28 Mill Lane (LB Grade II). Adverse effect due to loss of trees at entrance on approach to LB, loss of openness and rural setting. The site is located to the east of the nationally important Iron Age ringwork Borough Hill.
CLIMATE CHA	,	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply.
Flood Risk	Is site at flood risk?	AMBER = Flood Zone 2 / medium risk Flood Zone 2, drainage issues capable of being appropriately addressed.
	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.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.3km ACF from centre of the site to
Distance: Play	How far is the	Sawston Recreation Ground. GREEN = <400m or onsite provision
Facilities	nearest play space	

	T	
	for children and	295m ACF from centre of the site to
	teenagers?	Sawston Recreation Ground.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	
Local Centre	District or Local	517m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
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	919m ACF from centre of site to Sawston
	service?	Medical 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	
	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	

	T	
	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, or leisure uses.
	local centres?	AMPED 4 Olive
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.8km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
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. Promoters
	employment land?	proposes Residential / live work units.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Otilities	level of investment	required, constraints capable of appropriate
		·
	in key community	mitigation
	services and	NAS LICEC Lafor-toto
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	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
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
Сарасну		
	capacity?	Insufficient spare school capacity but
		Insufficient spare school capacity but
		potential for improvement to meet needs.
D:-1-	11	Insufficient secondary school capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	639m ACF from centre of site to Bellbird
		Primary School, Sawston.
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 Sawston
		Village College.
TRANSPORT		1
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
Cycle Roules	I virial type of cycle	TRED - IND CYCHING PROVISION OF A CYCLE INTE

	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
	mechanism has	GNEEN = Score 13-19 hom 4 chiena below
Transport		Total score of 15.
Score (SCDC)	been developed to	Total score of 15.
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail		
station		513m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service to Cambridge.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		oo Mindles nom Sawston to Sambridge.
Distance for		G = 5km to 10km (4)
		G = SKIII (O TOKIII (4))
cycling to City		0.741
Centre		9.71km 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	2,079m ACF from centre of the site to
	station?	Whittlesford 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	No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
i admities	safer for public	
	I	
	transport, walking	
	or cycling facilities?	

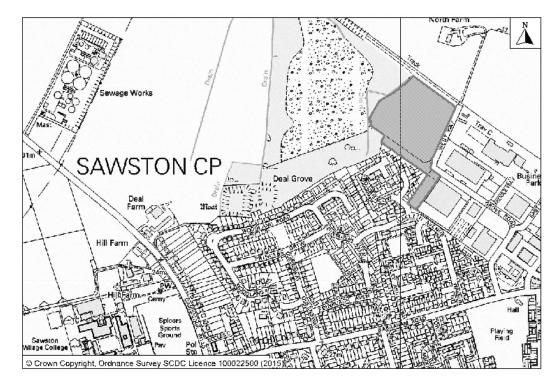
Site Information	
Development Sequence	Rural Centre
Cita reference number/a), CC153	

Site reference number(s): SC153

Consultation Reference numbers: 6 (I&O 2012)

Site name/address: Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston

Мар:



Site description: The site is occupied by a variety of commercial buildings and open storage areas. The site is bounded by hedges and a wood on three sides, arable to the north, residential to the south and a continuation of the employment area to the south-east. Vehicular access to Babraham Road currently lies approximately 470 metres away through the employment area. Adjoins site 154.

Current use(s): Employment land not currently in use.

Proposed use(s): Housing development.

Site size (ha): South Cambridgeshire: 3.56 ha.

Potential residential capacity: 80 dwellings (30 dph)

LAND			
PDL	Would		GREEN = Entirely on PDL
	development make		·
	use of previously		The whole of the site is previously
	developed		developed land comprising commercial
	land?		buildings and open storage areas.
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	
	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	RED = Significant adverse impacts
	Odour, light noise	incapable of appropriate mitigation
	and vibration	
	problems if the site	Development incompatible with
	is developed, as a	neighbouring uses and will create significant
	receptor or	negative impacts to, or as a result of, the
	generator	development, incapable of adequate
	(including	mitigation. The site is currently part of Dales
	compatibility with	Manor Business Park / Industrial Estate.
	neighbouring	East of the site is bounded by medium to
	uses)?	large sized industrial type units / uses
		including a Concrete Batching Process and
		a Tarmac Processing uses and warehouse
		type uses. These are unlikely to be
		considered compatible 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 content of the cont
		The site was formerly in commercial /
		industrial use 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
· valoi	where possible	mitigation
	enhance the quality	
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
	GIVIIOIIIIGIIL!	measures will achieved through the
		_
		development process, e.g. as part of
BIODIVED SITY	,	Sustainable Drainage Systems (Suds).
BIODIVERSITY	T	CDEEN Door not contain in not adiabate
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		No impact on protected sites and species
	geodiversity?		(or impacts could be mitigated).
	(Including		, i
	International and		
	locally designated		
	sites)		
Biodiversity	Would		AMBER = Development would have a
blodiversity			<u>•</u>
	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
110			<u> </u>
	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.
I VNDSCVDE	I TOWNSCAPE AND C	III TIID AI LI	
		ULIUKAL 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
			relate to local landscape character and offer
			opportunities for landscape enhancement).
			The site is occupied by a variety of
			commercial buildings and open storage
			areas. Redevelopment for residential could
			improve the harsh village edge in this
			location.
			iocation.

<u></u>	T		
Townscape	Will it maintain and enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		improvomento)
	character, including		Minor Positive Impact (Development would
	through		relate to local townscape character and
	appropriate design		offer opportunities for enhancement). The
	and scale of		site is occupied by a variety of commercial
	development?		buildings and open storage areas.
			Redevelopment for residential could
			improve the harsh village edge in this
			location.
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		
CLIMATE CHA	monuments)?		
Renewables	Will it support the		AMBER = Standard requirements for
Reflewables	use of renewable		renewables would apply
	energy resources?		Teriewabies would apply
Flood Risk	Is site at flood risk?		GREEN = Flood Zone 1 / low risk
1 lood Trior	lo one at nood nort.		GREEN - Flood Zolle 17 low liok
			Flood Zone 1 and no drainage issues that
			cannot be appropriately addressed
HUMAN HEAL	TH AND WELL BEING	1	
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 playing
			field south of Babraham Road and west of
D:	11 () (Lynton Way, Sawston.
Distance: Play	How far is the		AMBER = 400 -800m
Facilities	nearest play space		

		1400 4054
	for children and	480m ACF from centre of the site to land
0 0	teenagers?	east of Queensway, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	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	1,124m ACF from the centre of the site
	centre?	Sawston High Street - a cluster of services
		and facilities within the village.
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	1,878m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 dominos	of key local	Satisfactory finingation 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
i aciiiles		replacement /appropriate mitigation
	engagement in community	possible.
	activities?	possible.
	activities?	No facilities lost, and no new facilities
		proposed directly as a result of the
Into anotion	المبيرييا المبيريا عليه	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	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	

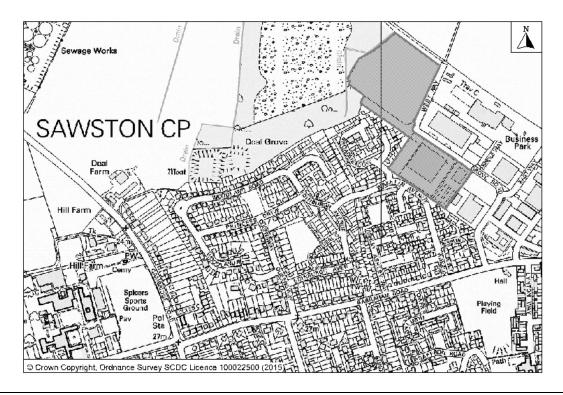
Site Information	
Development Sequence	Rural Centre
0'4 () 00454	

Site reference number(s): SC154

Consultation Reference numbers: 7 (I&O 2012)

Site name/address: Land at Grove Road / West Way, Dales Manor Business Park, Sawston

Мар:



Site description: The site is occupied by a two commercial buildings and open storage areas. The site is bounded by hedges on two sides to the west and a continuation of the employment area. Vehicular access to Babraham Road currently lies approximately 280 metres away through the employment area. Adjoins two storey residential to the south-west. Adjoins site 153.

Current use(s): Employment and employment land not currently in use

Proposed use(s): Housing development

Site size (ha): South Cambridgeshire: 5.19 ha.

Potential residential capacity: 117 dwellings (30 dph)

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	·
	use of previously	The whole of the site is previously
	developed	developed land comprising commercial
	land?	buildings and open storage areas.
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	

	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
- Milliorale	sterilisation of	safeguarded area.
	economic mineral	3
	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	
Pollution	A14?	DED - Significant advarga impacts
i OllullOH	Are there potential Odour, light noise	RED = Significant adverse impacts incapable of appropriate mitigation
	and vibration	moapable of appropriate miligation
	problems if the site	Development incompatible with
	is developed, as a	neighbouring uses and will create significant
	receptor or	negative impacts to, or as a result of, the
	generator	development, incapable of adequate
	(including	mitigation. The site is currently part of Dales
	compatibility with	Manor Business Park / Industrial Estate.
	neighbouring	East of the site is bounded by medium to
	uses)?	large sized industrial type units / uses
		including a Concrete Batching Process and
		a Tarmac Processing uses and warehouse
		type uses. These are unlikely to be
		considered compatible 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 was formerly in commercial /
		industrial use 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	Development unlikely to affect water quality.
	environment?	The majority of the site within Groundwater
		Source Protection Zone 3 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater,

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		
	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		
	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		and brother mose
	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.
	TOWNSCAPE AND C	ULTURAL H	
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
			relate to local landscape character and offer
			opportunities for landscape enhancement).
			The site is occupied by a variety of

		commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
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 site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
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	NGE	
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
111184451115413	III AND WELL DEING	cannot be appropriately addressed
	TH AND WELL BEING	CDEEN - Accumac minimum on cita
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?	GREEN = <1km or onsite provision 0.5km ACF from centre of the site to playing field south of Babraham Road and west of

	1	Lynton Way Cayatan
Distance Disc	Harri famila (b.a.	Lynton Way, Sawston.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	440 405 (non-contract) the city to bond
	for children and	418m ACF from centre of the site to land
	teenagers?	east of Queensway, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
D: 1	Showpeople?	D 000
Distance:	How far is the site	R = >800m
District or	from the nearest	4.047 4.057 11 11 11 11
Local Centre	District or Local	1,047m ACF from the centre of the site
	centre?	Sawston High Street - a cluster of services
		and facilities within the village.
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	4-4 40-4
	centre or GP	1,791m ACF from centre of site to Sawston
	service?	Medical 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?)	OBEEN B. I. III III III
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 fee 220 and and an allow a serve fee 220 and
		No facilities lost, and no new facilities
		proposed directly as a result of the
loto anoticio	Have well wanted 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	
ECONOMY	communities?	
ECONOMY	Doop it address	AMPED Not within or adiocent to 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
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	

	1.0	1
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Channing	Cambridge?	CDEEN No effect or would compart the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres.
	hierarchy,	Davalanment would have no offect on
	supporting the vitality and viability	Development would have no effect on 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?	which include retail, offices, of leisure uses.
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	AWIDER - FORTH
7.00000	employment	2.4km ACF form centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
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. Site of 5.19 ha. is currently vacant.
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	MC Licht - Lafor stough on San account of
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications infrastructure and	There is insufficient spare mains water capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	broadbarid:	which could 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	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated.
' '	capacity?	11 1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
		School capacity not sufficient, but significant
		issues can be adequately addressed.
		Insufficient primary and secondary school
		capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	667m ACF from centre of site to Icknield
		Primary School, Sawston.
Distance:	How far is the	G = Within 1km (or site large enough to

Secondary	nearest secondary	provide new)
School	school?	provide new)
		1.0km ACF from centre of site to Sawston Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium 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) 559m ACF from the centre of the site to the
Station		nearest bus stop.
Frequency of Public		G = 20 minute frequency (4)
Transport		20 minute service to Cambridge.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 9.04km 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?	3,151m ACF from centre of the site to Whittlesford 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.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts The Highway Authority will require new
	transport, walking or cycling facilities?	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.
	iaciiiles.

	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,	and the same of th
	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?	ANADED 4.01
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	2.5km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
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,	anocanon in ano anoa (+ 55 / 5).
	or deliver new	Development would have a minor negative
	employment land?	effect on employment opportunities, as a
	employment land:	result of the loss of existing employment
1 14:1:4:	VA/:II :t ::::::::::::::::::::::::::::::::	 land. Site of 3.56 ha. is currently vacant.
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	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	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
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity		constraints can be appropriately miligated
	capacity?	Cohool consolity not sufficient but size if says
		School capacity not sufficient, but significant
		issues can be adequately addressed.
		Insufficient primary and secondary school
		 capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	
School	school?	762m ACF from centre of site to lcknield
		Primary School, Sawston.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	1
		1.0km ACF from centre of site to Sawston
	1	TOKITA OF HOM COMIC OF SILE TO CAWSTON

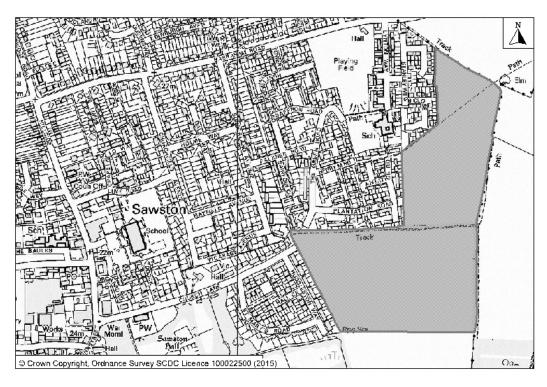
		Village College.
TRANSPORT	l	r mago conogo.
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not 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.	AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station		A = Within 800m (3) 634m ACF from the centre of the site to the nearest bus stop.
Frequency of Public		G = 20 minute frequency (4)
Transport Public		20 minute service to Cambridge. A = 31 to 40 minutes (3)
transport journey time to City Centre		39 Minutes from Sawston to Cambridge.
Distance for cycling to City Centre		G = 5km to 10km (4) 9.04km 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?	3,146m ACF from centre of the site to Great Shelford 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.
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
Sita rafaranca numbar(s): SC178	

Consultation Reference numbers: 9 (I&O 2012)

Site name/address: Land east of Sawston.

Map:



Site description: The site is formed from a large arable field to the north bounded by houses to the west and partially to the north, and hedges to the west and south, and by the northern part of a field to the south bounded by housing to the west and north, a strong hedge line to the east and the remainder of the field to the south. The grounds of Sawston Hall lie to the south east of the site. Adjoins site 258. The site is located close to the Icknield Primary School.

Current use(s): Agricultural

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

Site size (ha): South Cambridgeshire: 17.21 ha.

Potential residential capacity: Reduced site area capacity 160 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) - part of

	versetil-	aita Crada 2
	versatile	site Grade 2.
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
winerais		
	sterilisation of	safeguarded area.
	economic mineral	
DOLLUTION	reserves?	
POLLUTION Air Ouglity	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	ATT .
	A14?	
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	Tan magadon
	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	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
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
BIODIVERSITY		impact on groundwater.
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	No impact on protected sites and species
	interest, and	(or impacts could be mitigated).
	ווונטוטטנ, מווע	(or impacts could be fillingated).

	T	1	
	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 is some
	help deliver habitat		opportunities for enhancement through the
	restoration (helping		provision of tree belts and hedgerows.
	to achieve		Free version of the desire and the agent were
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
110	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
IIIIIasiiuciuie	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mitigation
	and access to		Noutral impact (existing factures retained
			Neutral impact (existing features retained, or appropriate mitigation possible).
	green infrastructure?		Assumptions for a neutral impact include
	illiastructure?		· · · · · · · · · · · · · · · · · · ·
			that appropriate design and mitigation
			measures would be achieved through the
LANDOGADE	TOWNSOADE AND O	III TUDAL III	development process.
	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). Loss of land in Green
			Belt would have an adverse impact on
			Green Belt purposes. Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development of this site would has the
			potential to have a positive impact upon the
Ī			landscape setting of Sawston provided the
			design makes a generous provision of land

	_	I	
			to ensure a soft green edge to the east. The southern boundary crosses a field horizontally to respect the setting of Sawston Hall, a new hedge or plantation would be necessary here.
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?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be
	dovolopinont.		achieved through the development process. Adjoins estate housing to the west.
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		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) – site forms part of the wider setting of Sawston Hall albeit well screened by trees. New woodland plantation to southern boundary would help mitigate this impact. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate.
	monuments)?		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
HUMAN HEALT	TH 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 deliver significant new public open space. Proposed 6.8 hectares for open space uses.

Distance: Outdoor Sports facilities? Distance: Play Facilities Distance: Play Facilities Pacilities Distance: Play Facilities AMBER = No Impact Distance: Play Facilities AMBER = No Impact Distance: Or Local Centre District or Local Centre Distance: City Centre Distance: GP Service Distance: GP Service Distance: GP Service Distance: GP Service Community Facilities AWII it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities District or Local Centre Distance: GP Service Community Facilities AWII it improve quality and range of key local services and facilities on and leisure (shops, post offices, pubs etc?) Community Facilities Distance: AWIII it improve quality and range of key local services and facilities or improved existing facilities or replacement / appropriate mitigation proposed). Community Facilities No effect on pitch or plot provision. AMBER = No Impact No effect on pitch or plot provision. AMBER = No Impact No effect on pitch or plot provision. AMBER = No Impact R = >800m Facilities within the village. R = >800m Facilities or improve dexisting facilities or manually facilities or manually facilities or replacement / appropriate mitigation proposed). No facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development on the site integrate with existing communities The with existing communities ECONOMY ECONOMY			
Facilities Sports facilities Sports facil	Distance:	How far is the	GREEN = <1km or onsite provision
Bistance: Play Facilities Play Facilities Play Facilities Play Facilities Play Facilities Play Facilities Play Pla	·	nearest outdoor	
Lynton Way, Sawston.	Facilities	sports facilities?	
Distance: Play Facilities Facilit			field south of Babraham Road and west of
Facilities nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and			Lynton Way, Sawston.
Facilities nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and	Distance: Play	How far is the	GREEN = <400m or onsite provision
for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and		nearest play space	·
Will it provide for the accommodation needs of Gypsies and Travellers and Travelrers and Trave			324m ACF from centre of the site to land
Will it provide for the accommodation needs of Gypsies and Travellers and Travelrers and Trave		teenagers?	east of Saffron Road, Sawston.
Traveller the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest District or Local centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service Tealilities Key Local Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities? Community Facilities? Integration with Existing Communities Integration with Existing Communities Tistney Award State State of Gypsies and Tacilities (soft) and the development on the site integrate with existing communities? No effect on pitch or plot provision. R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities such as a Doctors Surgery and shops. Community activities? AMBER = 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. Call for Sites Questionnaire refers to potential to provide additional community facilities. AMBER = Adequate scope for integration with existing communities	Gypsy &		
accommodation needs of Gypsies and Travellers and T		•	<u>-</u>
needs of Gypsies and Travellers and Travelling Showpeople? Distance: How far is the site form the nearest District or Local Centre? Distance: City Centre from edge of defined Cambridge City Centre? Distance: GP Service Distance: GP Service Away Count to the nearest health centre or GP service? Key Local Facilities and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities? Community Facilities? Integration with Existing Communities How well would the development on the site integrate with existing communities? Passing Taylor Taylo		· -	No effect on pitch or plot provision.
and Travellers and Travellers and Travellers and Travellers and Travellers and Travellers and Showpeople? Distance: District or Local centre District or Local centre? Distance: City Centre? Distance: City Centre Distance: City Centre Distance: GP Service Distance: GP Service May Facilities Key Local Facilities Key Local Facilities Community Facilities Community Facilities? Community Facilities? Integration with Existing Communities Integration Integra			The choose on phone or phone phone of
Travelling Showpeople? Distance: Or Arrive or Albert or Centre of the site of the marest District or Local Centre of the site of the marest District or Local centre? Distance: City Centre of defined Cambridge City Centre? Distance: GP Service or GP Service? Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Community Facilities Community Facilities? Travelling Showpeople? R = >800m R = S00m R = S00m Reliatite scite to Sauston at the cite of site to Sauston at the cite of			
Distance: District or Local Centre			
Distance: District or Local Centre District or Local Centre District or Local Centre: Distance: City Centre: Distance: City Centre: Distance: GP Service Distance: GP Service Distance: GP Service Distance: City Centre: Distance: City Centre: Distance: City Centre Thow far is the site from the centre of the site Sawston High Street -a cluster of services and facilities with nith e village. R = >800m R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities such as a Doctors Surgery and shops. Community Facilities Integration with Existing Communities District or Local Services AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire replacement / appropriate mitigation possible. No facilities lost, and no new facilities or replacement / appropriate mitigation possible. AMBER = Adequate scope for integration with existing communities AMBER = Adequate scope for integration with existing communities			
District or Local Centre District or Local Centre District or Local centre? Distance: City Centre Distance: GP Service Distance: GP Service Will it improve quality and range of facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Distance: GP Service Distance: GP Service How far is the site from edge of defined Cambridge City Centre? How far is the nearest health centre or GP service? Will 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 Existing Communities Provided Cambridge Sawston High Street -a cluster of services and facilities with existing communities R = >800m R = >800m R = >800m R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed). AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities such as a Doctors Surgery and shops. 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. Call for Sites Questionnaire refers to potential to provide additional community facilities. AMBER = Adequate scope for integration with existing communities	Distance:		R = \800m
Local Centre District or Local centre? Distance: City Centre Distance: GP Service AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community acilities such as a Doctors Surgery and shops. Community Facilities Distance: City Centre? How far is the nearest health Centre of Site to Sawston Medical Centre. AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire refers to potential to provide 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. Call for Sites Questionnaire refers to potential to provide additional community facilities. Distance: GP Service R = >800m R = >800m R = >800m AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites Questionnaire refers to potential to provide additional community facilities. AMBER = Adequate scope for integra			1. – 2000111
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service New far is the nearest health centre or GP service? Key Local Facilities 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?) Community Facilities Community Facilities? Community Facilities Integration With Existing Communities The work of the well would the development on the site integrate with existing communities? Ambera - a Cluster - a cluster of services and facilities within the village. R = >800m Ambera - According to Site to Sawston Medical Centre. Ambera - No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development. Call for Sites Questionnaire refers to potential to provide additional community facilities. Integration with existing communities? Ambera - Adequate scope for integration with existing communities			884m ACE from the centre of the site
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service Bervice How far is the nearest health centre or GP service? Key Local Facilities Key Local Facilities Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Community Facilities Community Facilities Will it encourage and enable engagement in community activities? Integration Will away and the development on the site integrate with existing communities? Amber = >800m R = >800m Amber from centre of site to Sawston Medical Centre. Amber = No impact on facilities (or satisfactory mitigation proposed). Amber = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities such as a Doctors Surgery and shops. 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. Call for Sites Questionnaire refers to potential to provide additional community facilities with existing communities?	Local Certife		
Distance: City Centre How far is the site from edge of defined Cambridge City Centre? Distance: GP Service Distance: GP Service How far is the nearest health centre or GP service? Key Local Facilities Key Local Facilities R = >800m 1,281m ACF from centre of site to Sawston Medical Centre. AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities such as a Doctors Surgery and shops. Community Facilities Community Facilities? Will it encourage and enable engagement in community activities? No facilities lost, and no new facilities proposed directly as a result of the development. Call for Sites Questionnaire refers to potential to provide additional community facilities. AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities or improved existing facilities. R = >800m R = >800m R = >800m 1,281m ACF from centre of site to Sawston Medical Centre. AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities or replacement / appropriate mitigation possible. No facilities such as a Doctors Surgery and shops. 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. Call for Sites Questionnaire refers to potential to provide additional community facilities. AMBER = Adequate scope for integration with existing communities?		Centre!	
Centre from edge of defined Cambridge City Centre? Distance: GP Service	Distance City	Llow for in the site	ŭ
Distance: GP Service How far is the nearest health centre or GP service?	,		R = >800m
City Centre? Bistance: GP Service How far is the nearest health centre or GP service? 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?) Community Facilities Will it encourage and enable engagement in community activities? Integration with Existing Communities City Centre? How far is the nearest health enearest health entre of Site to Sawston Medical Centre. R = >800m Req >800m 1,281m ACF from centre of site to Sawston Medical Centre. AMBER = No impact on facilities (or satisfactory mitigation proposed). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used to provide for small scale community facilities such as a Doctors Surgery and shops. 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. Call for Sites Questionnaire refers to potential to provide additional community facilities. How well would the development on the site integrate with existing communities How well would the development on the site integrate with existing communities	Centre		
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Communities the site integrate with existing communities?	_		·
with existing communities?		-	3 - 1 - 1 - 1 - 1
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 include retail, offices, or leisure uses.
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.6km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
Lana	in the loss of	to for omployment dovolopment.
	employment land,	Development would have no effect on
	or deliver new	
		employment land or premises.
Lieve	employment land?	AMPER O' 'C' (I I'I I (I
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	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	Siodasaila.	which could arise if all the SHLAA sites
		within the zone were to be developed. The
		• • • • • • • • • • • • • • • • • • •
		sewerage network is at capacity and will
		require mitigation. Electricity supply is likely
	<u> </u>	to require local and upstream reinforcement.
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. Site
		could potentially provide additional playing
		fields for the nearby Primary School to
		enable its expansion on site.
	1	chasic ite expansion on oite.

	T	
Distance:	How far is the	G = <400m
Primary School	nearest primary school?	220m ACF from centre of site to Icknield
Scriooi	SCHOOL:	Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	71 - 1 10 0 Km
School	school?	1.3km ACF from centre of site to Sawston
		Village College.
TRANSPORT		-
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public Transport (at edge	high quality public transport in most but not all instances
	of site)?	all instances
	or site):	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Score (SCDC)	been developed to	Total score of 13.
, ,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Distance by	four criteria below.	A Militia 000 (0)
Distance: bus stop / rail		A = Within 800m (3)
station		696m ACF from the centre of the site to the
Station		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service to Cambridge.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		A 40km to 45 km (0)
Distance for cycling to City		A = 10km to 15 km (3)
Centre		10.01km ACF from the centre of the site to
Jenue		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	2,564m ACF from centre of the site to
	station?	Whittlesford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	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
		Highways Authority comment that the
		existing access link to the public highway is

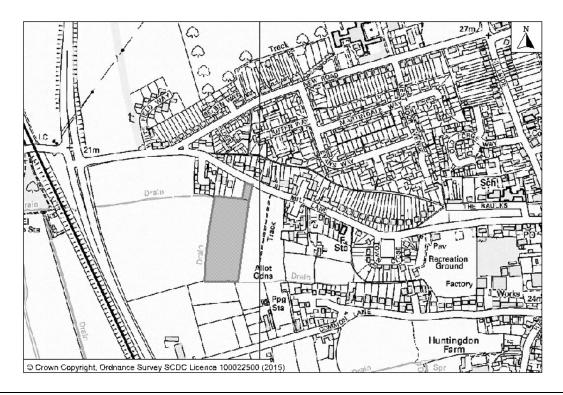
		unsuitable to serve the number of units that are being proposed. Access to the site could also be via a new junction to Babraham Road to also serve site 258. Further to the south additional access could be gained via Church Lane and The Green Road subject to impact on character of Conservation Area.
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): SC230	

Consultation Reference numbers: 10 (I&O 2012)

Site name/address: Mill Lane, Sawston

Map:



Site description: A rectangular field to the south west of Sawston fronting Mill Lane bounded by hedges and a number of trees. Existing vehicular access to Mill Lane. Residential to the north. Allotments to the east. Adjoins site 044.

Current use(s): Agricultural (pasture).

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 1.48 hectares

Potential residential capacity: 40 dwellings (30 dph)

LAND	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 versatile agricultural land?		GREEN = Neutral. Development would not affect grade 1 and 2 land.

NAC	VACH 10 - 1 1 41		ODEEN CIGAL COLOR	
Minerals	Will it avoid the		GREEN = Site is not within an allocated or	
	sterilisation of economic mineral		safeguarded area.	
	reserves?		Site within an area designated in the	
	reserves:		Site within an area designated in the Minerals and Waste LDF but development	
			would not have a negative impact	
POLLUTION	1		wodia not navo a nogativo impaot	
Air Quality	Would the		GREEN = Minimal, no impact, reduced	
7 iii Quanty	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. Noise from Cambridge Road but can	
	receptor or		be mitigated by design and layout, which	
	generator (including		may influence density.	
	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			
	of the water		Development unlikely to affect water quality.	
	environment?		The site within Groundwater Source	
			Protection Zone 2 which does not rule out	
			development but may influence land use or	
			require pollution control measures.	
			Assumptions for a neutral impact are that	
			appropriate standards and pollution control measures will achieved through the	
			development process and will mitigate any	
			impact on groundwater.	
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		
	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		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		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TPO	infrastructure)? Are there trees on		AMPED - Any adverse impost an protected
IPO	site or immediately		AMBER = Any adverse impact on protected trees capable of appropriate mitigation
	adjacent protected		trees capable or appropriate mitigation
	by a Tree		TPO running along southern site boundary.
	Preservation Order		The trees present on all other boundaries
	(TPO)?		look significant and will 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		
	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	ULTURAL H	l l
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
- 1	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.
			Development of this site would have an
			adverse impact on the landscape setting of Sawston by introducing built development
			into a small enclosed field visible from the
			west. It should be possible to mitigate

	T		· · · · · · · · · · · · · · · · · · ·	
			impacts on the landscape through retention of trees and hedges.	
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 have an	
	appropriate design		adverse impact on the landscape setting of	
	and scale of		Sawston by introducing built development	
	development?		into a small enclosed field visible from the	
	•		west. The site is located in a historically	
			sensitive part of the village and would have	
			an adverse impact on the setting of historic	
			features.	
Green Belt	What effect would		GREEN = No impact or Minor positive	
Green beit	the development of		impact on Green Belt purposes	
	•		Impact on Green Belt purposes	
	this site have on			
	Green Belt			
11. 14	purposes?		DED ON A STATE OF	
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		- Within setting of 28 Mill Lane (LB Grade	
	buildings,		II). Adverse effect due to loss of trees at	
	registered parks		entrance on approach to LB, loss of	
	and gardens and		openness and rural setting. The site is	
	scheduled		located to the east of the nationally	
	monuments)?		important Iron Age ringwork Borough Hill.	
CLIMATE CHA			important non Age imgwork borough i iii.	
Renewables	Will it support the		AMBER = Standard requirements for	
	use of renewable		renewables would apply	
	energy resources?			
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk	
			Flood Zone 2, drainage issues capable of	
			being appropriately addressed.	
HUMAN HEALTH 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			
Facilities	sports facilities?		0.5km ACF from centre of the site to	
			Sawston Recreation Ground.	
Distance: Play	How far is the		AMBER = 400 -800m	
Distance. I lay	1 10W 101 13 1116		/ IIVIDEN - TOO 000111	

Facilities	nearest play space	
i ¹aciiilies	nearest play space for children and	487m ACF from centre of the site to
	teenagers?	Sawston Recreation Ground.
Gypey 8		
Gypsy & Traveller	Will it provide for the	AMBER = No Impact
Traveller		No offect on nitch or plot provision
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
D: (Showpeople?	A 400 000
Distance:	How far is the site	A = 400 - 800m
District or	from the nearest	740 4057 11 1 11 11
Local Centre	District or Local	710m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
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	1,088m ACF from centre of site to Sawston
	service?	Medical 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	
20	with existing	
	communities?	
ECONOMY	1 20	I
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	ινιατιρίο Βορτινατίοτι 2010.
	1 -	
	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.
Francis una a rat	local centres?	AMDED 4 Okm
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	2 Olymp A CIT from combine of city to Courth
	employment centre?	3.0km ACF from centre of site to South Cambridgeshire 017D (Babraham Research
	Centre	Campus & Wellcome Trust Genome
		Campus)
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development.
Lana	in the loss of	13 for employment development.
	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,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	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
		and will require investigation and possibly
		mitigation.
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places.
	capacity?	, , , , , , , , , , , , , , , , , , , ,
		Insufficient spare school capacity but
		potential for improvement to meet needs.
		Insufficient secondary school capacity.
Distance:	How far is the	R = >800m
Primary	nearest primary	
School	school?	819m ACF from centre of site to Bellbird
D:-1-	11	Primary School, Sawston.
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 Sawston
		Village College.
TRANSPORT		village College.
INANSFURI		

	T	
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	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 14.
Distance: bus		A = Within 800m (3)
stop / rail station		712m ACF from the centre of the site to the nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service to Cambridge.
Public transport journey time to City Centre		A = 31 to 40 minutes (3) 39 Minutes from Sawston to Cambridge.
Distance for		G = 5km to 10km (4)
cycling to City Centre		9.59km 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?	2,167m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe access to the highway network, where there is	GREEN = No capacity / access constraints identified that cannot be fully mitigated. No capacity constraints identified, safe
	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

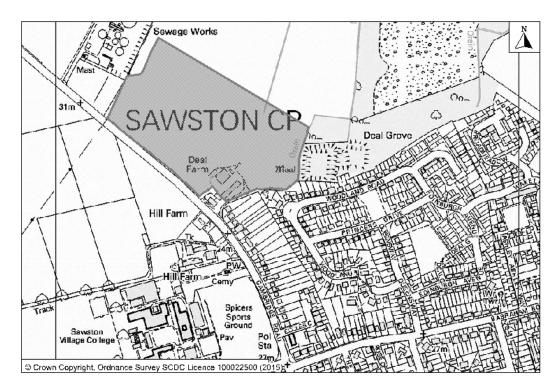
Site Information	
Development Sequence	Rural Centre
0:1 (-) 00050	

Site reference number(s): SC252

Consultation Reference numbers: N/A

Site name/address: Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston

Мар:



Site description: A rectangular field and farm buildings to the north west of the village. Site bounded by low hedgerows. Adjoins two-storey residential area at its southern boundary and a wood to the east. Adjoins a Waste Water Treatment Works to the north (WWTW). Adjoins site 126.

Current use(s): Arable farm land

Proposed use(s): 150 dwellings with community uses and public open space

Site size (ha): South Cambridgeshire: 8.62 ha.

Potential residential capacity: 194 dwellings (30 dph)

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

	versatile	2.
	agricultural land?	- ·
Minerals	Will it avoid the sterilisation of economic mineral	GREEN = Site is not within an allocated or safeguarded area.
	reserves?	Small part of site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION		Impact
Air Quality	Would the development of the sites result in an	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts
	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 uses)?	RED = Significant adverse impacts incapable of appropriate mitigation All of the site is within a WWTW safeguarding Area of the Cambridgeshire & Peterborough Minerals and Waste LDF. Core Strategy policy CS31 establishes a presumption against allowing development that would be occupied by people because of the impact on amenity caused by offensive odours from the site. Where new development is proposed it must be accompanied by an odour assessment report. Development could expose residents to offensive odours with significant negative impacts incapable of adequate mitigation.
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) Potential for minor benefits through remediation of minor contamination, agricultural / farm use in south of site.
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 and will mitigate any

			impact on groundwater.
BIODIVERSITY			impact on groundwater.
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
Ontoo	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		greenspace. No or negligible impacts
	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 through for
	restoration (helping		habitat linkage/enhancement/restoration –
	to achieve `		woodland to west and east,
	Biodiversity Action		watercourses/ditches.
	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		Six protected trees to southern boundary
	by a Tree		will need to be retained. Deal Grove
	Preservation Order		woodland protected as a TPO to eastern
	(TPO)?		boundary, will need to be considered in any
			development.
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		Assumptions for a neutral impact include
	green		that appropriate design and mitigation
	infrastructure?		measures would be achieved through the
LANDOCADE	TOWNSOADE AND O	III TUDAL '''	development process.
	TOWNSCAPE AND C	ULIUKAL H	
Landscape	Will it maintain and		RED = Significant negative impact on
	enhance the		landscape character, no satisfactory
	diversity and		mitigation measures possible
	distinctiveness of		Cignificant Negative Impact / Davidenment
	landscape character?		Significant Negative Impact (Development
	character?		conflicts with landscape character, with
			significant negative impacts incapable of
			mitigation). Development would have an
			adverse impact on Green Belt purposes and

		functions and would have a significant
		adverse impact on the landscape setting of
		Sawston by introducing built development into open fields to the north west of the
		village where it would adjoin Cambridge
		Road. The approach to the village from the
		north would be dominated by urban
		development on the site.
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) Neutral impact (generally
	townscape	compatible, or capable of being made
	character, including through	compatible with local townscape character).
	appropriate design	Assumptions for a neutral impact include
	and scale of	that appropriate design and mitigation
	development?	measures would be achieved through the
		development process.
Green Belt	What effect would	RED = Significant negative impact on Green
	the development of	Belt purposes
	this site have on	
	Green Belt	
Heritage	purposes? Will it protect or	GREEN = Site does not contain or adjoin
Tieritage	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
	historical,	in the impact to the column
	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		
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	
Dieteras	space?	CDEEN Almo on analta massician
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	

Facilities	an anta fa alliti a a O	O Flore A OF frame pointing of the city to
Facilities	sports facilities?	0.5km ACF from centre of the site to
		Spicers Sports Ground, Cambridge Road Ground.
Distance: Disv	How far is the	
Distance: Play		AMBER = 400 - 800m
Facilities	nearest play space	
	for children and	557m ACF from centre of the site to land
C 0	teenagers?	east of Queensway, Sawston.
Gypsy & Traveller	Will it provide for	AMBER = No Impact
Traveller	the	No offect on nitch or plat provision
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies and Travellers and	
	Travelling	
Distance	Showpeople? How far is the site	R =>800m
Distance:	from the nearest	R =>800m
District or Local Centre		1 000m ACE from the centre of the cite
Local Centre	District or Local	1,000m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
Dietones City	How far is the site	and facilities within the village.
Distance: City		R = >800m
Centre	from edge of	
	defined Cambridge	
Distance: CD	City Centre?	D . 000m
Distance: GP	How far is the	R = >800m
Service	nearest health	4.704 m. ACE from control of site to Coverton
	centre or GP	1,781m ACF from centre of site to Sawston Medical Centre.
Kov Local	service?	AMBER = No impact on facilities (or
Key Local Facilities	Will it improve quality and range	satisfactory mitigation proposed).
Facilities	of key local	
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire refers to additional community
	and leisure (shops,	uses such as village halls, public open
	post offices, pubs	space and allotments could be provided
	etc?)	alongside the residential development
	(0.0.)	proposed.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 dominos	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	, p = 0 = 0.
		No facilities lost, and no new facilities
		proposed directly as a result of the
		development. Call for Sites Questionnaire
		refers to potential to provide additional
		community facilities.
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 located between STW and edge of 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
GGPP9	shopping	vitality and viability of existing centres.
	hierarchy,	vitality and viability of existing centres.
	3 ·	Development 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,	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	3.0km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
	contro.	Campus & Wellcome Trust Genome
		•
Consider was a set	Mandal	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	- Things and the
	infrastructure,	Minor Utilities Infrastructure improvements
	-	<u>•</u>
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation. Electricity supply is likely
		to require local and upstream reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Japacity		constraints can be appropriately illugated
	capacity?	Cahaal aanaaity not sufficient but significant
		School capacity not sufficient, but significant
Dietones	Llow for is the	issues can be adequately addressed.
Distance:	How far is the	R =>800m
Primary	nearest primary	000 4054
School	school?	923m ACF from centre of site to Bellbird

		Doine and Oak and Oak
D: 4		Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)
School	SCHOOL?	0.5km ACF from centre of site to Sawston Village College.
TRANSPORT		· maige contiger
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium 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	Scoring mechanism has	AMBER = Score 10-14 from 4 criteria below
Transport Score (SCDC)	been developed to consider access to and quality of	Total score of 15.
	public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus		G = Within 600m (4)
stop / rail station		481m ACF from the centre of the site to the nearest bus stop.
Frequency of Public		G = 20 minute frequency (4)
Transport		20 minute service to Cambridge.
		Hourly service to Saffron Walden.
Public transport		A = 31 to 40 minutes (3)
journey time to City Centre		39 Minutes from Sawston to Cambridge.
City Certife		29 Minutes from Sawston to Saffron Walden.
Distance for cycling to City Centre		G = 5km to 10km (4) 8.83km ACF from the centre of the site to Cambridge Market.
Distance: Railway	How far is the site from an existing or	R = >800m 2,680m ACF from centre of the site to Great
Station	proposed train station?	Shelford 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.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·

safer for public	
transport, walking	
or cycling facilities?	

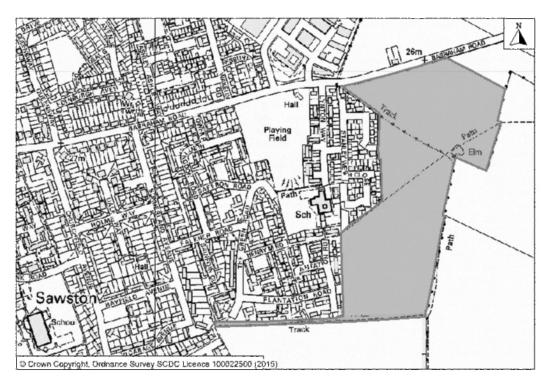
Site Information	
Development Sequence	Rural Centre

Site reference number(s): SC 178 & 258

Consultation Reference numbers: 8 & 9 (I&O 2012)

Site name/address: Land South of Babraham Road, Sawston

Map:



Site description: Site 178 is formed from a large arable field to the north bounded by houses to the west and partially to the north, and hedges to the west and south, and by the northern part of a field to the south bounded by housing to the west and north, a strong hedge line to the east and the remainder of the field to the south. The grounds of Sawston Hall lie to the south east of the site.

Site 258 consists of a field to the east of the village bounded by hedges. Adjoins new residential development to the west. The site is located close to the Icknield Primary School.

Current use(s): Agricultural.

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 11.64 ha.

Potential residential capacity: 260 dwellings (30 dph)

LAND	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	
Lanu	to the loss of the	Minor loss of best and most versatile
	best and most	agricultural land (Grades 1 and 2) - part of
	versatile	site Grade 2.
		Site Grade 2.
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
ivimerais	sterilisation of	
		safeguarded area.
	economic mineral	
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
7th 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.
	or an quanty.	accoptable.
AQMA	Is the site within or	GREEN = >1000m 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?	
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
	where possible	mitigation
	enhance the quality	
	of the water	Development unlikely to affect water quality.
	environment?	The site within Groundwater Source
		Protection Zone 2 which does not rule out
		development but may influence land use or
		require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control
		measures will achieved through the
		development process and will mitigate any
		impact on groundwater.
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to, or local area will be developed as
	and protect sites	greenspace. No or negligible impacts
	designated for	
	nature	
	conservation	
	interest, and	
	geodiversity?	

	1		
	(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 through the
	restoration (helping		provision of tree belts and hedgerows.
	to achieve		
	Biodiversity Action		
	Plan targets?)		
	Are there trees on		
	site or immediately		
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
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
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL H	
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). Loss of land in Green
			Belt would have an adverse impact on
			Green Belt purposes. Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
1	İ		achieved through the development process.
			Development of this site would has the
			Development of this site would has the potential to have a positive impact upon the
			potential to have a positive impact upon the
			potential to have a positive impact upon the landscape setting of Sawston provided the

		southern boundary crosses a field
		horizontally to respect the setting of
		Sawston Hall, a new hedge or plantation
		would be necessary here.
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?	Neutral impact (generally compatible, or
		capable of being made compatible with local
		townscape character). Assumptions for a
		neutral impact include that appropriate
		design and mitigation measures would be
		achieved through the development process.
		Adjoins estate housing to the west.
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	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites with potential
	features or areas of	for negative impacts capable of appropriate
	historical,	mitigation
	archaeological, or	
	cultural interest	Minor Negative Impact on historic Assets
	(including	(incapable of satisfactory mitigation) – site
	conservation	forms part of the wider setting of Sawston
	areas, listed	Hall albeit well screened by trees. New
	buildings,	woodland plantation to southern boundary
	registered parks	would help mitigate this impact.
	and gardens and	Archaeological potential will require further
	scheduled	information but the assumption for a neutral
	monuments)?	impact is that it is likely appropriate
	,	mitigation can be achieved 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 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	DARK GREEN = Development would create
	quantity and quality	the opportunity to deliver significantly
	of publically	enhanced provision of new public open
	accessible open	spaces in excess of adopted plan
	space?	standards.
	I	
		Development would deliver significant new
		public open space.
	1	I The Transfer

Distance	I I I and family the	ODEEN Almonomorphisms
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport Facilities	nearest outdoor sports facilities?	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 playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space for children and teenagers?	Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy.
		285m ACF from centre of the site to playing field east of Saffron Way, Sawston.
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	
Dietonos City	centre? How far is the site	R =>800m
Distance: City Centre	from edge of	K =>800III
	defined Cambridge	
	City Centre?	
Distance: GP Service	How far is the nearest health	R =>800m
Service	centre or GP	1,461m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range of key local	satisfactory mitigation proposed).
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops, post offices, pubs	could be used to provide for small scale community facilities such as a Doctors
	etc?)	Surgery and shops.
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable engagement in	the loss of any community facilities or replacement / appropriate mitigation
	community	possible
	activities?	·
		No facilities lost, and no new facilities
		proposed directly as a result of the development. Call for Sites Questionnaire
		refers to potential to provide additional
		·

		community facilities.
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	- Communication	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation in Abbey Ward and Kings Hedges? Would allocation result in development in	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 1.6km ACF from site centre to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
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?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement.

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. Site
		could potentially provide additional playing
		fields for the nearby Primary School to
		enable its expansion on site. Site lies close
		to both village primary Schools.
Distance:	How far is the	G =<400m
Primary	nearest primary	
School	school?	208m ACF from centre of site to The
		Icknield Primary School, Sawston.
Distance:	How far is the	A =1 to 3 km
Secondary	nearest secondary	
School	school?	1.3km ACF from centre of site to Sawston
		Village College.
TRANSPORT		<u> </u>
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
	the site?	
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.	
D: (A MEH : 000 (0)
Distance: bus		A = Within 800m (3)
stop / rail		A managina at also COC managed from the country of
station		Approximately 696m ACF from the centre of
		the site to the nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		O = 20 minute frequency (4)
Transport		20 minute service to Cambridge.
Παπορυπ		20 minute service to Cambridge.
		Hourly service to Saffron Walden.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		The manage is an earth of the cambridge.
2, 200		29 Minutes from Sawston to Saffron
		Walden.
Distance for		A = 10km to 15 km (3)
ļ		` /

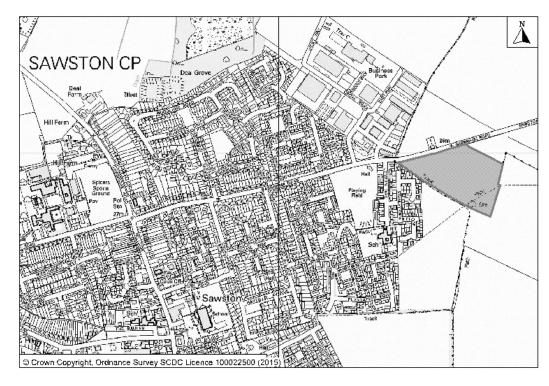
	T	
cycling to City Centre		10.01km ACF from the centre of the site to
Contro		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train station?	2,755m ACF from centre of the site to Whittlesford Station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	Miner nearly selfects in smaller of
	available capacity?	Minor negative effects incapable of
		mitigation. Access constraints - The Highways Authority comment that the
		existing access link to the public highway is
		unsuitable to serve the number of units that
		are being proposed. Access to the site
		would also be via a new junction to
		Babraham Road. Further to the south
		additional cycle and pedestrian access
		could be gained via Church Lane and The
		Green Road subject to impact on character
Non-Car	Will it make the	of Conservation Area.
Facilities	transport network	AMBER = No impacts
1 dollidos	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC258	

Consultation Reference numbers: 8 (I&O 2012)

Site name/address: Land south of Babraham Road, Sawston

Map:



Site description: Field to the east of the village bounded by hedges. Adjoins new residential development to the west. Adjoins sites 076 and 178.

Current use(s): Field in arable use.

Proposed use(s): Up to 130 dwellings with public open space

Site size (ha): South Cambridgeshire: 4.63 ha.

Potential residential capacity: 104 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 versatile agricultural land?	AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - Grade 2.
Minerals	Will it avoid the	GREEN = Site is not within an allocated or

	atavilia atian af	
	sterilisation of economic mineral	safeguarded area.
		•
POLLUTION	reserves?	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
All Quality	development of the sites result in an adverse impact/worsening of air quality?	impact, reduced 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)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
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 affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
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. No impact on protected sites and species (or impacts could be mitigated).

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)?		Minor positive impact as there are some opportunities for enhancement through the provision of hedgerows.
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	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local
Townscape	Will it maintain and		landscape character). Loss of land in Green Belt would have an adverse impact on Green Belt purposes. Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Development of this site has the potential to have a positive impact upon the landscape setting of Sawston provided the design makes a generous provision of land to ensure a soft green edge to the east. GREEN = No impact (generally compatible,
Townscape	enhance the diversity and distinctiveness of		or capable of being made compatible with local townscape character, or provide minor improvements)

	townscape character, including through appropriate design and scale of development?	Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. Adjoins estate housing to the west.
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.
CLIMATE CHA	monuments)?	
CLIMATE CHA		AMPED Otendenders viscous to fee
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 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).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km or onsite provision 0.4km ACF from centre of the site to playing field south of Babraham Road and west of Lynton Way, Sawston.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN = <400m or onsite provision 371m ACF from centre of the site to land east of Saffron Road, Sawston.
Gypsy & Traveller	Will it provide for the accommodation	AMBER = No Impact No effect on pitch or plot provision.

	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	1,138m ACF from the centre of the site
	centre?	Sawston High Street -a cluster of services
		and facilities within the village.
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000iii
Ochilo	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	N = >000111
Service		1 656m ACE from control of cita to Soweton
	centre or GP	1,656m ACF from centre of site to Sawston
IZani Lanal	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	X 1 X 100
	services and	New facilities or improved existing facilities
	facilities including	are proposed of minor benefit. Call for Sites
	health, education	questionnaire states that part of the site
	and leisure (shops,	could be used to provide for small scale
	post offices, pubs	community facilities such as a Doctors
	etc?)	Surgery and shops.
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. Call for Sites Questionnaire
		refers to potential to provide additional
		community facilities.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing	development on	with existing communities
Communities	the site integrate	
Communico	with existing	
	communities?	
ECONOMY	Communities:	<u> </u>
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Carribridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	•	wumple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	

Shopping	Will it protect the shopping	GREEN = No effect or would support the 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	471 4054 4 4 4 4 4
	employment centre?	1.7km ACF from centre of site to South
	Centre?	Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome
		Campus)
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.
Utilities	employment land?	AMPED Cignificant ungrades likely to be
Otilities	Will it improve the level of investment	AMBER = Significant upgrades likely to be required, constraints capable of appropriate
	in key community	mitigation.
	services and	minganon.
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The sewerage network is at capacity and will
		require mitigation. Electricity supply is likely
		to require local and upstream reinforcement.
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		School capacity not sufficient, but significant
Distance:	How far is the	issues can be adequately addressed. G = <400m
Primary	nearest primary	0 - \ 1 00111
School	school?	345m ACF from centre of site to lcknield
		Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	441 4054
School	school?	1.4km ACF from centre of site to Sawston
TRANSPORT		Village College.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
3,0.0 1100100	routes are	, 2211 – Modiani quality on Toda patri.
	accessible near to	
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not

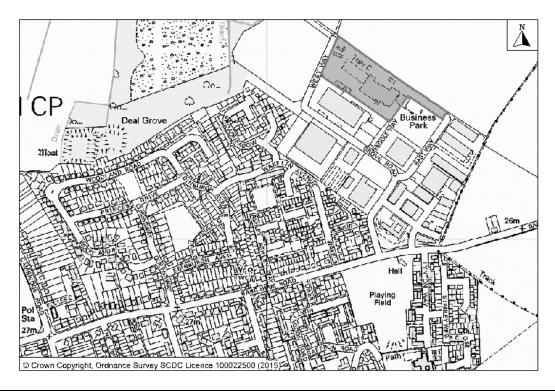
	Transport (at edge	 all instances
	of site)?	สมานารเสมอธิร
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria
Transport	mechanism has	7 MBER - Goold to 14 Holli 4 olitolia
Score (SCDC)	been developed to	Total score of 13.
	consider access to	10.00.00.00.00.00.00.00.00.00.00.00.00.0
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		R = Within 1,000m (2)
stop / rail		, , ,
station		857m ACF from the centre of the site to the
		nearest bus stop.
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service to Cambridge.
Public		A = 31 to 40 minutes (3)
transport		
journey time to		39 Minutes from Sawston to Cambridge.
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.74km ACF from the centre of the site to
D: 1		Cambridge Market.
Distance:	How far is the site	R = >800m
Railway	from an existing or	0.057 0.05 (1.00
Station	proposed train	2,957m ACF from centre of the site to
A	station?	Whittlesford 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	AMBER = No impacts
Facilities		AIVIDER = NO IMPACIS
racilities	transport network	
	safer for public transport, walking	
	or cycling facilities?	
	or cycling facilities?	

Site Information	
Development Sequence	Rural Centre
Site reference number(s): SC310	

Consultation Reference numbers: H3 (I&O 2013 part 2)

Site name/address: Land at Dales Manor Business Park, Sawston

Map:



Site description: Part of a Business Park on the north east flank of the village. Bounded by fields to the north, and the remaining part of the Business Park to the west, east and south. Current use(s): Concrete batching plant, tarmac processing premises and hardstanding

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 2.06 ha

Potential residential capacity: 47 dwellings (30 dph)

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	
	use of previously	The whole of the site is previously
	developed	developed land comprising commercial
	land?	buildings and open storage areas.
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	
	agricultural land?	
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 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	AMBER = Adverse impacts capable of adequate mitigation
Contamination	problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? Is there possible contamination on the site?	This site has a history of noisy activities related to industrial / commercial uses. Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises; development would remove existing use that creates nuisance, resulting in significant benefits. Inclusion in a comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby land uses. Development by itself however would have negative impacts which could not be effectively mitigated. 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 was formerly in commercial / industrial use and may have contaminated land. 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 affect water quality. The majority of the site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control

	1		
			measures will achieved through the
			development process and will mitigate any
DIODIVEDCITY	,		impact on groundwater
BIODIVERSITY	Will it conserve		GREEN = Does not contain, is not adjacent
Designated Sites	protected species and protect sites designated for nature		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
	conservation interest, and geodiversity? (Including		No impact on protected sites and species (or impacts could be mitigated).
	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation.
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		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.
TDO	infrastructure)?		ODEEN O'te deservation and d'aire
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?		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	UI TURAI HI	
Landscape	Will it maintain and	JEI SKAL III	GREEN = No impact (generally compatible,
	enhance the diversity and distinctiveness of		or capable of being made compatible with local landscape character, or provide minor improvements)
	landscape character?		Minor Positive Impact (Development would

Townscape	Will it maintain and	relate to local landscape character and offer opportunities for landscape enhancement). The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location. GREEN = No impact (generally compatible,
·	enhance the diversity and distinctiveness of townscape	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 site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
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
HUMAN HEALT	│ H AND WELL BEING	carriot 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).

		1	
Distance:	How far is the		GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		0.5km ACF from centre of the site to playing
			field south of Babraham Road and west of
			Lynton Way, Sawston.
Distance: Play	How far is the		AMBER = 400 -800m
Facilities	nearest play space		
	for children and		568m ACF from centre of the site to last
	teenagers?		east of Queensway, Sawston.
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		AWDEN - NO IMPACE
Travellel	· -		No offect on nitch or plot provision
	accommodation		No effect on pitch or plot provision.
	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		Beyond 1,000m from nearest centre ACF
	centre?		(1,162m to Sawston, 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		R = >800m
Service	nearest health		11 = >000111
Service	centre or GP		1,882m ACF from centre of site to Sawston
			Medical Centre.
Marri Land	service?		
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?		1
			No facilities lost, and no new facilities
			proposed directly as a result of the
			development.
Integration	How well would the		
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		
	communities?		Site does not relate well to existing
			residential areas unless developed in
			conjunction with adjoining sites on the
			business park.
ECONOMY			

Danuli (ati -)	Dogo it a dalar	AMPED Not within an adia-art (a tha 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
	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
11 0	shopping	vitality and viability of existing centres.
	hierarchy,	No facilities lost, and no new facilities
	supporting the	proposed directly as a result of the
	vitality and viability	development.
	of Cambridge,	dovolopinom.
	town, district and	
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	AWIDEN = 1-3KIII
Accessibility		2.2km ACE from control of cita to South
	employment	2.3km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
	114	Campus)
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. Much of site is occupied by low
		intensity uses.
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	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
	J. Jagoura.	which could 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.

F 1 "	1 0 00 1	AMPED OIL 18 18 18 18 18
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.
		Insufficient primary and secondary school
D: /		capacity.
Distance:	How far is the	A = 400 - 800m
Primary	nearest primary	007 405 (
School	school?	667m ACF from centre of site to Icknield
Distance	Harri famila da a	Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary School	nearest secondary school?	1 1km ACE from control of site to Source
School	SCHOOL?	1.1km ACF from centre of site to Sawston
TDANCDODT		Village College.
TRANSPORT Cycle Routes	What type of avala	AMBER = Medium quality off-road path.
Cycle Roules	What type of cycle routes are	AIVIDEN = IVICUIUIII QUAIIIY OII-10au pairi.
	accessible near to	!
	the site?	
HQPT	Is there High	AMBER = service meets requirements of
110(11	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	all instances
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	AMBER = Goore to 14 hom 4 chiena below
Score (SCDC)	been developed to	Total Score of 13
00010 (0000)	consider access to	10141 00010 01 10
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		A = Within 800m (3)
stop / rail		(/
station		695m to nearest bus stop ACF (Sawston,
		Churchfield Avenue)
Frequency of		G = 20 minute frequency (4)
Public		
Transport		20 minute service (Citi 7)
Public		R = 41 to 50 minutes (2)
transport		
journey time to		41 Minutes (Sawston, Churchfield Avenue
City Centre		to Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.17km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,239m ACF from centre of the site to
	station?	Whittlesford 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?	No capacity constraints identified, safe access can be achieved.
	. ,	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	Would result in minor negative impact to
	transport, walking	public transport, walking or cycling facilities
	or cycling facilities?	if developed as a free-standing site as
		access would be through the Business Park
		along Grove Road.

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC311			
Consultation Reference numbers: H4 (I&O 2013 part 2)			

Мар:



Site description: Two arable fields between Sawston and the A1301. Bounded by Sawston Village College playing fields to the east, single storey residential to the south east on White Field Way, and fields to the north. The field which runs alongside the A1301 is open to the south and bounded by an intermittent hedge to the main road. The inner field is bounded by hedgerows to all sides. That to the west is very robust and takes the form of a belt of trees. The cul-de-sac of White Field Way provides a possible point of access to the site.

Current use(s): Agricultural

Proposed use(s): Residential development for between 78 and 104 dwellings. The submission proposes the development of less than half of the site leaving the field next to the A1301 undeveloped. The main site access is however expected to be taken across this field.

Site size (ha): South Cambridgeshire: 6.60 ha.

Potential residential capacity: 66 dwellings (30 dph)

Site name/address: Land north of White Field Way

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

	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. Site not within a designated area identified in the Minerals and Waste LDF,
		development would not have negative impact.
POLLUTION		i iii paaati
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)?	GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
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 affect water quality. The site within Groundwater Source Protection Zones 2 and 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY		
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,

	T		
	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		AMBER = Development would have a
2.000.0	development		negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		mugation
	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		The tree belt running north to south through
	Preservation Order		the site is protected by a TPO.
	(TPO)?		<u> </u>
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		GREEN = No impact (generally compatible,
Lanacoapo	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		improvemento <i>j</i>
	character?		Noutral impact (generally competible or
	criaracter?		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.
			Score assumes built development is
			confined to the east of the north-south tree

		belt.
Townscand	Will it maintain and	GREEN = No impact (generally compatible,
Townscape	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	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
. ioinago	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 setting
		Noutral impact (ganarally compatible or
	archaeological, or	Neutral impact (generally compatible, or
	cultural interest	capable of being made compatible with local
	(including	townscape character). Assumptions for a
	conservation	neutral impact include that appropriate
	areas, listed	design and mitigation measures would be
	buildings,	achieved through the development process.
	registered parks	
	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
HUMAN HEALT	TH AND WELL BEING	carnier so appropriatory additioned
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Open Opace	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
		provided offsite
	accessible open	Noutral impact (aviating factures rateins design
	space?	Neutral impact (existing features retained or
Distance	11	appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	0.71 4.05 () () ()
Facilities	sports facilities?	0.7km ACF from centre of the site to
		Spicers Sports Ground, Sawston.
Distance: Play	How far is the	RED = >800m
Facilities	nearest play space	
	for children and	802m ACF from centre of the site to
	teenagers?	Sawston Recreation Ground.

	T	[<u></u>
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	N
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople?	D . 000m
Distance:	How far is the site	R = >800m
District or Local Centre	from the nearest District or Local	Boyand 1 000m from pageast contro ACE
Local Certife	centre?	Beyond 1,000m from nearest centre ACF (1,003m to Sawston, High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Ochile	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	1 - 7 0 0 0 m
	centre or GP	1,516m ACF from centre of site to Sawston
	service?	Medical 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 fee 200 as lead and a second a 200 as
		No facilities lost, and no new facilities
		proposed directly as a result of the
Integration	How wall would the	development.
Integration	How well would the	AMBER = Adequate scope for integration
with Existing Communities	development on the site integrate	with existing communities
Communities	with existing	
	communities?	
ECONOMY	Communities:	<u> </u>
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(232290)	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 shopping	GREEN = No effect or would support the vitality and viability of existing centres.
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local 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 -	How far is the	RED = >3km
Accessibility	nearest main employment centre?	3.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
Employment - Land	Would development result in the loss of	G = No loss of employment land / allocation is for employment development
	employment land, or deliver new employment land?	Development would have no effect on employment land or premises.
Utilities Education Capacity	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Is there sufficient education capacity?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation. Electricity supply is likely to require local and upstream reinforcement. AMBER = School capacity not sufficient, constraints can be appropriately mitigated School capacity not sufficient, but significant issues can be adequately addressed.
Distance: Primary	How far is the nearest primary	R = >800m
School	school?	1,054m ACF from centre of site to Bellbird Primary School, Sawston.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)
		0.5km ACF from centre of site to Sawston Village College.
TRANSPORT		
Cycle Routes	What type of cycle routes are	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

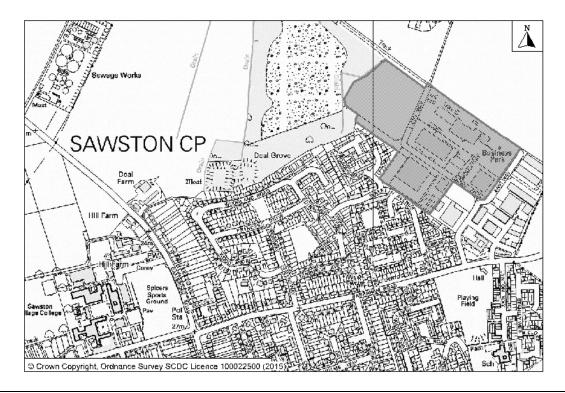
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	
Score (SCDC)	been developed to	Total Score of 14
, ,	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		775m to nearest bus stop ACF (Sawston,
		Babraham Road)
Frequency of		G = 20 minute frequency (4)
Public		. ,
Transport		20 minute service (Citi 7)
Public		A = 31 to 40 minutes (3)
transport		, ,
journey time to		40 Minutes (Sawston, Babraham Road to
City Centre		Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		,
Centre		9.16km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	2,589m ACF from centre of the site to
	station?	Whittlesford 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	No capacity constraints identified, safe
	available capacity?	access can be achieved.
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): SC312	

Consultation Reference numbers: H5 (I&O 2013 part 2)

Site name/address: Land at former Marley Tiles Site, Dales Manor Business Park, Sawston

Map:



Site description: Part of a Business Park, formerly occupied by Eternit Marley Tiles. Bounded by fields to the north, a wood to the west, residential to the south and the remaining part of the Business Park to the east.

Current use(s): Mostly vacant and redundant since 2008, part of the site occupied by a concrete batching plant.

Proposed use(s): The development seeks to consolidate existing employment uses within the site into a smaller area along the south eastern boundary providing around 30,000sq.ft. of new B1 & B1(C) employment. The remainder of the site would be developed for 230-250 new dwellings. Three alternative options are proposed:

A – For that part of the site which was consulted on as Issues and Options Site Option 7 for 150 new homes, with the rest of the Business Park remaining as is.

B – For that part of the site which was consulted on as Issues and Options Site Option 6 for 100 new homes, with the rest of the Business Park remaining as is (smaller version of option 7). C – A new option for 230-250 dwellings and around 30,000 sq.ft of new employment, with the rest of the Business Park remaining as is (including the site footprint of options A and B).

The submission states that the redevelopment of a number of redundant employment sites and sites with a low employment to site area ratio and the provision of modern employment accommodation providing for a higher number of jobs (approximately 200 full time jobs) than have been employed at the site historically (approximately 100) in the past and the current low employment density uses of the site (tile depot and concrete batching plant).

Site size (ha): South Cambridgeshire: 10.7 ha.

Potential residential capacity: Around 200 dwellings (to reflect density of 30 dph, agreed in Local Plan as approach to density in Rural Centres)

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
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.
	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 uses)?	DARK GREEN =Would remove existing significant source of pollution. This site has a history of noisy activities related to industrial / commercial uses. Residential development would have a positive impact and would result in significant improvements in the local noise climate and the living environment of existing residential premises, development would remove existing use that creates nuisance, resulting in significant benefits. Residential development compatible with neighbouring uses to south. Comprehensive redevelopment could significantly reduce noise, vibration and dust generation on site to benefit of nearby land 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)

	T	<u> </u>
		The site was formerly in commercial /
		industrial use and may have contaminated
		land. Potential for minor benefits through
10/	AAPH 16	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 affect water quality.
	environment?	The majority of the site within Groundwater
		Source Protection Zone 3 which does not
		rule out development but may influence land
		use or require pollution control measures.
		Assumptions for a neutral impact are that
		appropriate standards and pollution control measures will achieved through the
		development process and will mitigate any
		impact on groundwater,
BIODIVERSITY		impact on groundwater,
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	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 green infrastructure? TOWNSCAPE AND COME Will it maintain and enhance the diversity and distinctiveness of landscape character?	ULTURAL HI	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. ERITAGE GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Minor Positive Impact (Development would relate to local landscape character and offer opportunities for landscape enhancement).
		The site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		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 site is occupied by a variety of commercial buildings and open storage areas. Redevelopment for residential could improve the harsh village edge in this location.
What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
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.
	and access to green infrastructure? FOWNSCAPE AND CI Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of this site have on Green Belt purposes? 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)?	and access to green infrastructure? Will it maintain and enhance the diversity and distinctiveness of landscape character?

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
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?	Assume onside provision as site of over 200
		dwellings, which would be required to
		deliver on site facilities to meet policy.
		' <i>'</i>
		0.5km ACF from centre of the site to playing
		field south of Babraham Road and west of
		Lynton Way, Sawston.
Distance: Play	How far is the	GREEN = <400m or onsite provision
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.
		494m ACF from centre of the site to land
_		east of Queensway, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	needs of Gypsies	
	and Travellers and	
	Travelling	
Dietones	Showpeople?	D > 200m
Distance: District or	How far is the site from the nearest	R = >800m
Local Centre	District or Local	Reyand 1 000m from poarast contro ACE
Lucai Centre	centre?	Beyond 1,000m from nearest centre ACF (1,098m to Sawston, High Street)
Distance: City	How far is the site	R = >800m
Centre	from edge of	K = 2000III
Centre	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R = >800m
Service	nearest health	1. – 2000III
301 1100	centre or GP	1,822m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	candidately imageneric proposedy.
	services and	No facilities lost, and no new facilities
L		

	facilities including health, education and leisure (shops, post offices, pubs etc?)	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) Shopping	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? Will it protect the shopping	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. GREEN = No effect or would support the vitality and viability of existing centres.
	hierarchy, supporting the vitality and viability of Cambridge, town, district and local 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 2.3km ACF from centre of site to South Cambridgeshire 017D (Babraham Research Campus & Wellcome Trust Genome Campus)
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. Much of site is currently vacant (since 2008), or occupied by low intensity uses.

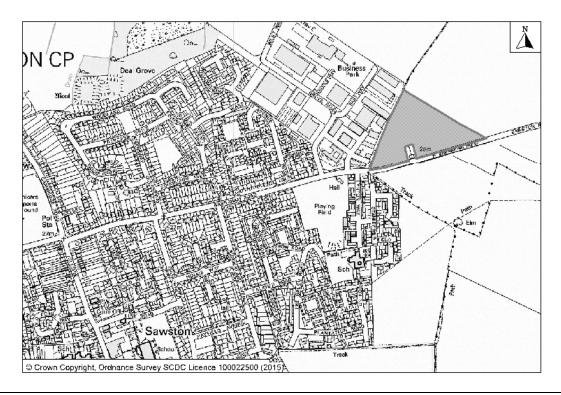
Γ	1	
		Impact mitigated by inclusion of 30,000sq ft new floorspace with higher employment
		potential.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Otilities	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	magaaon
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
	infrastructure and	capacity within the distribution zone to
	broadband?	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
		and will require investigation and possibly
		mitigation.
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.
		Insufficient primary and secondary school
Distance:	How far is the	capacity. A = 400 - 800m
Primary	nearest primary	A = 400 - 600m
School	school?	374m ACF from centre of site to lcknield
Conoon	30110011	Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	
School	school?	1.1km ACF from centre of site to Sawston
		Village College.
TRANSPORT	1	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	
LIODT	the site?	ANADED comics mosts requirements of
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public Transport (at edge	high quality public transport in most but not all instances
	of site)?	all ilistatices
Sustainable	Scoring	AMBER = Score 10-14 from 4 criteria below
Transport	mechanism has	7 = Coolo 10 11 Holli 1 Olitolia bolow
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.	
Distance: bus		A = Within 800m (3)
stop / rail		005 (
station		625m to nearest bus stop ACF (Sawston,
Erogueness of		Churchfield Avenue)
Frequency of		G = 20 minute frequency (4)

Public		
Transport		20 minute service (Citi 7)
Public		A = 41 to 50 minutes (2)
transport		, ,
journey time to		41 Minutes (Sawston, Churchfield Avenue
City Centre		to Cambridge, Emmanuel Street)
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		9.17km ACF to Cambridge City Centre
Distance:	How far is the site	R = >800m
Railway	from an existing or	
Station	proposed train	3,181m ACF from centre of the site to
	station?	Whittlesford 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	No capacity constraints identified, safe
N 0	available capacity?	access can be achieved.
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	The History Authority will be suited as
	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.
		iaciiiies.

Site Information			
Development Sequence	Rural Centre		
Site reference number(s): SC313			
Consultation Reference numbers: H6 (I&O 2013 part 2)			

Site name/address: Land north of Babraham Road, Sawston

Мар:



Site description: Arable fields to the east of the village, bounded by hedges to the north with the Dales Manor Business Park beyond. Site wraps around two semi-detached residential properties fronting onto Babraham Road. Adjoins SHLAA sites 154 and 258.

Current use(s): Agricultural

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 3.64 hectares

Potential residential capacity: 80 dwellings (30 dph)

LAND	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		-	
	to the loss of the		Minor loss of best and most versatile	
	best and most		agricultural land (Grades 1 and 2) - Grade	
	versatile		2.	
	agricultural land?			

Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.		
ACMA	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)?		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 adjacent to an old railway line which 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. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.		
BIODIVERSITY	BIODIVERSITY				
Designated Sites	Will it conserve protected species and protect sites designated for		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		

	T .		
	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		
D: !: '/	sites)		005511 0 1 111
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 through the
	restoration (helping		provision of hedgerows.
			provision of fleagerows.
	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
	_		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		11 1 3
	and access to		Neutral impact (existing features retained,
			or appropriate mitigation possible).
	green		
	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</u> 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?		Noutral impact (generally compatible or
	Unaracier?		Neutral impact (generally compatible, or
			capable of being made compatible with local
			landscape character). Loss of land in Green
			Belt would have an adverse impact on
			Green Belt purposes. Assumptions for a
			neutral impact include that appropriate
			design and mitigation measures would be
			achieved through the development process.
			Development of this site has the potential to

1		
		have a positive impact upon the landscape
		setting of Sawston provided the design
		makes a generous provision of land to
		ensure a soft green edge to the east.
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.
		Adjoins industrial estate to the west.
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
Tieritage	enhance sites,	such buildings, sites or features, and there
	features or areas of	is no impact to the setting
		·
	historical,	Neutral impact (existing features retained,
	archaeological, or	or appropriate mitigation possible).
	cultural interest	
	(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
renewables	use of renewable	renewables would apply.
	energy resources?	Teriewabies would apply.
Flood Risk	<u> </u>	GREEN = Flood Zone 1 / low risk
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	
	space?	Neutral impact (existing features retained or
		appropriate mitigation).
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	ONLEW - CIVIT OF OFISION
Facilities		0.4km ACE from control of the cite to playing
racillues	sports facilities?	0.4km ACF from centre of the site to playing
		field south of Babraham Road and west of

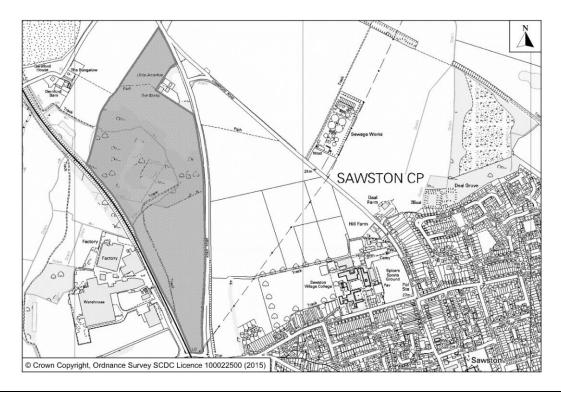
		Lynton Way, Cayatan
Distance Dlev	Llow for in the	Lynton Way, Sawston.
Distance: Play	How far is the	AMBER = 400 -800m
Facilities	nearest play space	444 - 405 (000 000 000 000 000 000 000 000 000
	for children and	411m ACF from centre of the site to land
	teenagers?	east of Saffron Road, Sawston.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	No effect on pitch or plot provision.
	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	Beyond 1,000m from nearest centre ACF
	centre?	(1,175m to Sawston, 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	R = >800m
Service	nearest health	
	centre or GP	1,761m ACF from centre of site to Sawston
	service?	Medical Centre.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	- canciació, inniganos, proposoa,
	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
i admitics	engagement in	replacement / appropriate mitigation
	community	possible.
	activities?	possible.
	activities:	No facilities lost, and no new facilities
		proposed directly as a result of the
		' '
Intogration	How well would the	development.
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	Concreted from a detinar made to the large of
	communities?	Separated from existing residential areas by
FOONOW		business park
ECONOMY	In " !!	AMPED NAMED IN CO.
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,	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?	AMPER
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	
	employment	1.9km ACF from centre of site to South
	centre?	Cambridgeshire 017D (Babraham Research
		Campus & Wellcome Trust Genome
		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
Camaroo	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	magaaon
	infrastructure,	Minor Utilities Infrastructure improvements
	including	required, but constraints can be addressed.
	communications	There is insufficient spare mains water
		· · · · · · · · · · · · · · · · · · ·
	infrastructure and	capacity within the distribution zone to
	broadband?	supply the number of proposed properties
		which could arise if all the SHLAA sites
		within the zone were to be developed. The
		sewerage network is at capacity and will
		require mitigation. Electricity supply is likely
		to require local and upstream reinforcement.
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?	431m ACF from centre of site to Icknield
		Primary School, Sawston.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	,, 1.00 km
School	school?	1.3km ACF from centre of site to Sawston
Coriooi	5511001:	Village College.
		village college.

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium 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.	AMBER = Score 10-14 from 4 criteria below Total Score of 12
Distance: bus stop / rail station		R = Within 1,000m (2) 830m to nearest bus stop ACF (Sawston, Churchfield Avenue)
Frequency of Public Transport		G = 20 minute frequency (4) 20 minute service (Citi 7)
Public transport journey time to City Centre		R = 41 to 50 minutes (2) 41 Minutes (Sawston, Churchfield Avenue to Cambridge, Emmanuel Street)
Distance for cycling to City Centre		G = 5km to 10km (4) 9.56km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m 3,084m ACF from centre of the site to Whittlesford 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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information			
Development Sequence	Employment Site		
Site reference number(s): SCEM4			
Consultation Reference numbers:			
Site name/address: Land Adjacent Sawston Bypass			

Мар:



Site description: Large site comprising a mix of agricultural and wooded land to the west of the Sawston bypass. Surrounded by arable land, with the Spicer's site located to the west and Sawston village to the south east.

Current use(s): Agricultural and woodland

Proposed use(s): Employment

Site size (ha): South Cambridgeshire: 3.7 ha.

Potential residential capacity: N/A

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 versatile agricultural land?	AMBER = Minor loss of 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. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
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 located close to the Sawston bypass and the proposed development is of a significant size to have an impact on 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 10,424m ACF from edge of site to AQMA, 1,861m ACF from edge of site to M11, 8,274m ACF from edge of site to 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
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 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		DED Contains 1 P 11
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?	RED = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts incapable of appropriate mitigation The Dernford Fen SSSI lies in the middle of the site.

	/1 1 12		
	(Including		
	International and		
	locally designated		
Biodiversity	sites) Would		PED - Development would have a possible
blodiversity	development		RED = Development would have a negative impact on existing features or network links
	reduce habitat		incapable of appropriate mitigation
	fragmentation,		incapable of appropriate mitigation
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		RED = Development likely to have a
	site or immediately		significant adverse impact on the protected
	adjacent protected		trees incapable of appropriate mitigation
	by a Tree		The Dernford Fen SSSI, which is also
	Preservation Order		designated a Tree Preservation Order, lies
Green	(TPO)?		in the middle of the site.
Infrastructure	Will it improve access to wildlife		AMBER = No significant opportunities or loss of existing green infrastructure capable
Illiastructure	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mingation
	and access to		
	green		
	infrastructure?		
LANDSCAPE,	FOWNSCAPE 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		
Taxan	character?		DED Cimplificant resetting t
Townscape	Will it maintain and		RED = Significant negative impact on
	enhance the		townscape character, no satisfactory
	diversity and distinctiveness of		mitigation measures possible.
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		RED = Significant negative impact on
	the development of		Greenbelt purposes
	this site have on		
1	Green Belt		
	Oleen beit		

11 %	Lyanu	LODEEN OF THE STATE OF THE STAT
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	
	cultural interest	
	(including	
	conservation	
	areas, listed	
	buildings,	
	registered parks	
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHA		<u> </u>
Renewables	Will it support the	AMBER = Standard requirements for
1 COLIC WADIOS	use of renewable	renewables would apply
	energy resources?	remande madia apply
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
i ioou ixisk	15 Site at 11000 115K:	GILLIN = 1 1000 ZOHE 1 / 10W HSK
Ηυμαν Ηξαι	│ TH AND WELL BEING	
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	Site is not proposed for housing
Facilities	sports facilities?	Site is not proposed for flodsling
1 dollitics	sports radiities:	
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	Site is not proposed for housing
1 dollitioo	for children and	One is not proposed for flodding
	teenagers?	
	toonagoro.	
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	1. – 2.00m
Local Centre	District or Local	
Local Ocilie	centre?	
Distance: City	How far is the site	R = >800m
Centre		IX - 2000III
Centre	from edge of	
	defined Cambridge	
Distance: GP	City Centre? How far is the	R = >800m
Service	nearest health	N = >0UUIII
JEI VICE		
	centre or GP	

	service?	
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 aciiitics	of key local	No facilities lost, and no new facilities
		•
	services and	proposed directly as a result of the
	facilities including	development.
	health, education	
	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
	donvinos.	proposed directly as a result of the
		development.
Integration	How well would the	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
	with existing	Remote site, located away from and poorly
	communities?	related to the built-up area of Sawston.
ECONOMY	T-5 11 11	LAMBER N. C. W. C. W. 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	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
J5PP19	shopping	vitality and viability of existing centres
	hierarchy,	Thanky and viability of oxioting outlites
	supporting the	
	vitality and viability	
	1	
	of Cambridge,	
	town, district and	
Frankler	local centres?	ODEEN Alma an allera de 1. C
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use
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
		<u> </u>

-		
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
Сарасну	capacity?	Site is not proposed for housing
Distance	How far is the	G = <400m
Distance:		
Primary	nearest primary	Site is not proposed for housing
School	school?	
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is not proposed for housing
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
110.	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	Total score 11
Score (SCDC)	been developed to	Total Score 11
Score (SCDC)	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
Dista	four criteria below.	DD Davis d 4 000 (0)
Distance: bus		RR= Beyond 1,000m (0)
stop / rail		
station		
Frequency of		G = 20 minute frequency (4)
Public		
Transport		
Public		A = 31 to 40 minutes (3)
transport		
journey time to		
City Centre		
Distance for		G = 5km to 10km (4)
cycling to City		
Centre		
Distance:	How far is the site	R = >800m
		2,248m ACF from centre of the site to Great
Railway	from an existing or	Shelford Station
Station	proposed train	Sheliola Station
A	station?	ODEEN No '' /
Access	Will it provide safe	GREEN = No capacity / access constraints

	access to the highway network, where there is	identified that cannot be fully mitigated No capacity constraints identified, safe access can be achieved.
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

