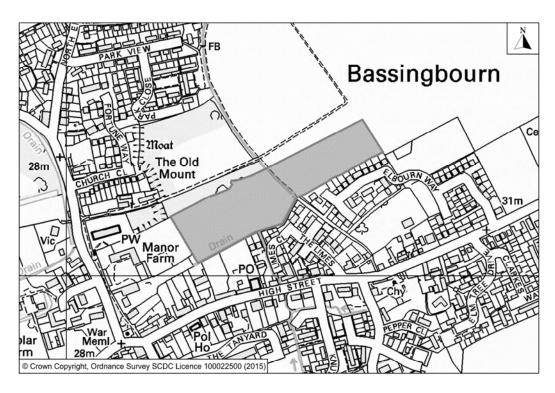
| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC059 | |
| Consultation Reference numbers: | |

Мар:



Site description: The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the west and south. The site borders agricultural fields to the north and east, and also a small wooded area to the north. A drain runs through the centre of the site in a north-south direction.

The site is two agricultural fields bordered by mature trees and hedges along the western, southern and part of the northern boundaries. The site includes a balancing pond associated with the adjoining residential development.

The eastern half of the site is also included as part of site 219.

Site name/address: North End & Elbourn Way, Bassingbourn

Current use(s): The site is in agricultural use and also includes a balancing pond

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 2.80 ha

Potential residential capacity: 63 dwellings (30 dph)

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

| | land? | |
|---------------|--------------------------------------|---|
| Agricultural | Would | AMBER = Minor loss of grade 1 and 2 land. |
| Land | development lead | ANDER = MINO 1055 of grade 1 and 2 land. |
| Lanu | to the loss of the | Minor loss of best and most versatile |
| | best and most | agricultural land (Grades 1 and 2) - small |
| | versatile | site but all Grade 2. |
| | | Site but all Grade 2. |
| Minerals | agricultural land? Will it avoid the | GREEN = Site is not within an allocated or |
| winerais | | |
| | sterilisation of | safeguarded area. |
| | economic mineral | |
| POLLUTION | reserves? | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| All Quality | development of the | impact. |
| | sites result in an | impact. |
| | adverse | Dovolopment unlikely to impact on air |
| | | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| AQIVIA | near to an AQMA, | A14 |
| | the M11 or the | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| Foliation | 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 |
| | • | road traffic noise generation on existing |
| | receptor or | • |
| | 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 | contamination on | |
| | the site? | an area with a history of contamination, or |
| | the site? | capable of remediation appropriate to |
| | | proposed development (potential to achieve |
| | | benefits subject to appropriate mitigation) |
| | | The site would require investigation due to it |
| | | being military land. Potential for benefits |
| | | · · · |
| Motor | Mill it protect and | through remediation of any contamination. |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | Dovolonment unlikely to offeet water avality |
| | of the water | Development unlikely to effect water quality. |
| | environment? | Assumptions for a neutral impact are that |
| | | appropriate standards and pollution control |
| | | measures will be achieved through the |
| | | development process, e.g. as part of |
| BIODIVED CITY | , | Sustainable Drainage Systems (SuDS). |
| BIODIVERSITY | | CDEEN Door not contain in not adiabate |
| Designated | Will it conserve | GREEN = Does not contain, is not adjacent |

| - Cu | T | | |
|-------------------|----------------------|-----------|---|
| 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 | | AMPER - Dayolanment would have a |
| Diodiversity | | | 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 | | шу разования |
| | 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 |
| IIIIastructure | | | of appropriate mitigation |
| | and green spaces, | | or appropriate mitigation |
| | through delivery of | | Noutral impact (evicting factures rateined |
| | and access to | | Neutral impact (existing features retained, |
| | green | | or appropriate mitigation possible). |
| | infrastructure? | | Assumptions for a neutral impact include |
| | | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| 1 4 1 5 6 6 6 7 7 | | | development process. |
| | TOWNSCAPE AND C | ULTURAL H | |
| 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) - |
| | | | development of the site would result in the |
| | | | encroachment of built development into the |
| | | | enclosed fields that form a soft edge to the |
| | | | village and provide a rural setting for the |
| | | | listed buildings and conservation area, and |

| | | would also change the rural character of this |
|---------------|-------------------------------|---|
| Townsons | Will it maintain and | wooded and enclosed area of the village. |
| Townscape | enhance the | AMBER = negative impact on townscape character, incapable of mitigation. |
| | diversity and | Character, incapable of miligation. |
| | 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 be contrary |
| | appropriate design | to the pattern of single depth development |
| | and scale of | in the historic core of this part of village. |
| | development? | , |
| Green Belt | What effect would | GREEN = No impact or Minor positive |
| | the development of | impact on Green Belt purposes |
| | this site have on | |
| | Green Belt | |
| | purposes? | |
| Heritage | Will it protect or | 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 | Cignificant pagativa impact on historia |
| | (including conservation | Significant negative impact on historic assets (incapable of satisfactory mitigation) |
| | areas, listed | - development of the site is likely to have a |
| | buildings, | significant adverse impact on the settings of |
| | registered parks | the listed buildings and the Conservation |
| | and gardens and | Area. Archaeological potential will require |
| | scheduled | further information but the assumption for a |
| | monuments)? | neutral impact is that it is likely appropriate |
| | | mitigation can be achieved through the |
| | | development process. |
| CLIMATE CHA | | |
| Renewables | Will it support the | AMBER = Standard requirements for |
| | use of renewable | renewables would apply |
| | energy resources? | |
| Flood Risk | Is site within at flood risk? | GREEN = Flood Zone 1 / low risk |
| | | The majority of the site is Flood Zone 1. |
| | | There are small areas of Flood Zones 2 and |
| | | 3 along parts of the northern and southern |
| | | boundaries, and also running north-south |
| | | across the centre of the site. |
| | 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? | 0.4km ACF from centre of the site to |
| | | Bassingbourn Recreation Ground. |

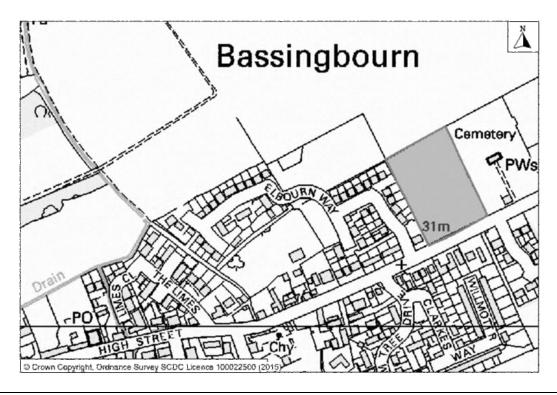
| D: (D) | | ODEEN 400 |
|----------------|----------------------|--|
| Distance: Play | How far is the | GREEN = <400m |
| Facilities | nearest play space | OFT TO ACE from control of the cite to lond |
| | for children and | 257m ACF from centre of the site to land |
| C 0 | teenagers? | east of Fortune Way, Bassingbourn. |
| 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? | O 400m |
| Distance: | How far is the site | G = <400m |
| District or | from the nearest | 000 405 ((|
| Local Centre | District or Local | 229m ACF to the village pharmacy - |
| | centre? | location chosen as representation of central |
| D: (0'' | | point of a cluster services and facilities. |
| Distance: City | How far is the site | R =>800m |
| Centre | from edge of | |
| | defined Cambridge | |
| 51 | City Centre? | 5 |
| Distance: GP | How far is the | R =>800m |
| Service | nearest health | |
| | centre or GP | 1,188m ACF from centre of site to The |
| | service? | Surgery, Bassingbourn. |
| 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 | | |
| 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? | |

| | T | 1 | |
|---------------|------------------------|---|--|
| | Would allocation | | |
| | result in | | |
| | development in | | |
| | deprived wards of | | |
| | Cambridge? | | |
| Shopping | Will it protect the | | GREEN = No effect or would support the |
| | shopping | | vitality and viability of existing centres. |
| | hierarchy, | | |
| | supporting the | | Development would have no effect on |
| | vitality and viability | | vitality or viability of existing centres. The |
| | of Cambridge, | | indicator is likely to apply particularly to sites |
| | town, district and | | which include retail, offices, or leisure uses. |
| | local centres? | | |
| Employment - | How far is the | | RED = >3km |
| Accessibility | nearest main | | |
| | employment | | 15.7km ACF from centre of site to South |
| | centre? | | Cambridgeshire 008A (Cambourne |
| | | | Business 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 |
| Cuntion | level of investment | | sufficient |
| | in key community | | - Cambioni |
| | services and | | Minor utilities infrastructure improvements |
| | infrastructure, | | required, but constraints can be addressed. |
| | including | | There is insufficient spare capacity within |
| | communications | | the distribution zone to supply the total |
| | infrastructure and | | number of proposed properties which could |
| | broadband? | | arise if all the SHLAA sites with the zone |
| | Diodabana. | | were to be developed. The sewerage |
| | | | network is approaching capacity. |
| Education | Is there sufficient | | AMBER = School capacity not sufficient, |
| Capacity | education | | constraints can be appropriately mitigated |
| Capacity | capacity? | | constraints can be appropriately mitigated |
| | Capacity: | | School capacity not sufficient, but significant |
| | | | issues can be adequately addressed. |
| Distance: | How far is the | | A = 400 - 800m |
| | | | A = 400 - 000III |
| Primary | nearest primary | | 677m ACE from control of site to |
| School | school? | | 677m ACF from centre of site to |
| Dietaras | How for to the | | Bassingbourn Primary School. |
| Distance: | How far is the | | G = Within 1km (or site large enough to |
| Secondary | nearest secondary | | provide new) |
| School | school? | | O Clara A OF frame and the of all t |
| | | | 0.6km ACF from centre of site to |
| TDANIODOS | | | Bassingbourn Village College. |
| TRANSPORT | 1A// | | DED No soulle |
| Cycle Routes | What type of cycle | | RED = No cycling provision or a cycle lane |
| | routes are | | less than 1.5m width with medium volume of |
| | accessible near to | | traffic. Having to cross a busy junction with |
| | the site? | | high cycle accident rate to access local |

| | | facilities/school. Poor quality off road path. |
|-----------------|------------------------|--|
| HQPT | Is there High | RED = Service does not meet the |
| 114. | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | of site)? | |
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport | mechanism has | CREER - Coole to to nom 1 chang bolow |
| 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 | | 166m ACF from the centre of the site to |
| | | nearest bus stop. |
| Frequency of | | RR= Less than hourly service (0) |
| Public | | |
| Transport | | |
| Public | | GG = 20 minutes or less (6) |
| transport | | |
| journey time to | | Bus service takes 19 minutes to get to |
| City Centre | | Royston centre. |
| Distance for | | GG = Up to 5km (6) |
| cycling to City | | 4.37km ACF from the centre of the site to |
| Centre | | Royston Market. |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | 0.504 4.054 |
| Station | proposed train | 3,524m ACF from centre of the site to |
| | station? | Royston Station. |
| Access | Will it provide safe | AMBER = Insufficient capacity / access. |
| 700000 | access to the | Negative effects capable of appropriate |
| | highway network, | mitigation. |
| | where there is | ininganon. |
| | available capacity? | Minor negative effects incapable of |
| | aranabio oapaoity: | mitigation. Access constraints - the |
| | | proposed site does not appear to have a |
| | | direct link to the adopted public highway. |
| | | The promoter has indicated that access |
| | | could be obtained. |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | · |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

| Site Information | | |
|--|--------------------|--|
| Development Sequence | Minor Rural Centre | |
| Site reference number(s): SC066 | | |
| Consultation Reference numbers: | | |
| Site name/address: Land off the Causeway, Bassingbourn | | |

Мар:



Site description: The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the west and south, Bassingbourn cemetery to the east, and open countryside to the north.

The site is a rectangular agricultural field, bordered by trees and hedges and is visible from The Causeway through gaps in the hedge.

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

Proposed use(s): 30 dwellings

Site size (ha): South Cambridgeshire: 1.03 ha.

Potential residential capacity: 28 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 |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | GREEN = No adverse effects or capable of |
| | Odour, light noise | full mitigation. |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. |
| | receptor or | |
| | generator | |
| | (including | |
| | compatibility with | |
| | neighbouring | |
| | 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 would require investigation due to it |
| | | being adjacent to military land. Potential for |
| | | benefits through remediation of any |
| 147 4 | AAPH 1 | contamination. |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | Davidonment unlikeliste effect weter with |
| | of the water | Development unlikely to effect water quality. |
| | environment? | Assumptions for a neutral impact are that |
| | | appropriate standards and pollution control |
| | | measures will be achieved through the |
| | | development process, e.g. as part of |
| DIODIVEDOITY | | Sustainable Drainage Systems (SuDS). |
| BIODIVERSITY | | LODERN Data () ; ; ; ; ; ; ; ; |
| 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. |

| | 1 | | |
|----------------|--------------------------------|------------|--|
| | 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 | | ······gao |
| | 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. |
| | | | achieved through the development process. |
| | Biodiversity Action | | |
| | Plan targets, and | | |
| | maintain | | |
| | connectivity | | |
| | between green infrastructure)? | | |
| TPO | Are there trees on | | AMPED - Any adverse impact on protected |
| IPO | | | AMBER = Any adverse impact on protected |
| | site or immediately | | trees capable of appropriate mitigation |
| | adjacent protected | | There is an action of the artists of The a |
| | by a Tree | | There is an oak tree with a Tree |
| | Preservation Order | | Preservation Order in private ownership |
| | (TPO)? | | along the western boundary of the site. The |
| | | | boundaries of this site appear to be heavily |
| | | | treed and need to be accommodated |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| | and green spaces, | | of appropriate mitigation |
| | through delivery of | | |
| | and access to | | Neutral impact (existing features retained, |
| | green | | or appropriate mitigation possible). |
| | infrastructure? | | Assumptions for a neutral impact include |
| | | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | development process. |
| LANDSCAPE, | TOWNSCAPE AND C | ULTURAL HI | |
| Landscape | Will it maintain and | | RED = Significant negative impact on |
| | enhance the | | landscape character, no satisfactory |
| | diversity and | | mitigation measures possible. |
| | distinctiveness of | | |
| | landscape | | Significant negative impact (development |
| | character? | | conflicts with landscape character, with |
| | | | significant negative impacts incapable of |
| | | | mitigation) - development of the site would |
| | | | result would result in a reduction of the |
| | | | green separation between the villages of |
| | | | Bassingbourn and Kneesworth, would |
| | | | change the open character of this area, and |
| | | | |
| | | | would affect the settings of listed buildings, |

| | | | 020 |
|-----------------------------|----------------------|---|--|
| | | | the village and the conservation area. |
| Townscape | Will it maintain and | | AMBER = negative impact on townscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | |
| | distinctiveness of | | Minor negative impact (development |
| | townscape | | conflicts with townscape character, minor |
| | character, including | | negative impacts incapable of mitigation) - |
| | through | | development of this site would change the |
| | appropriate design | | open character of this part of the village. |
| | and scale of | | |
| | development? | | |
| Green Belt | What effect would | | GREEN = No impact or Minor positive |
| | the development of | | impact on Green Belt purposes |
| | this site have on | | |
| | Green Belt | | |
| | purposes? | | |
| Heritage | Will it protect or | | 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 | | miligation. |
| | | | Ciamificant acceptive impact on historia |
| | (including | | Significant negative impact on historic |
| | conservation | | assets (incapable of satisfactory mitigation) |
| | areas, listed | | - development of the site is likely to have a |
| | buildings, | | significant adverse impact on the settings of |
| | registered parks | | the listed buildings. Archaeological potential |
| | and gardens and | | will require further information but the |
| | scheduled | | assumption for a neutral impact is that it is |
| | monuments)? | | 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 | | GREEN = Assumes minimum on-site |
| 3 F 211 9 F 200 | quantity and quality | | provision to adopted plan standards is |
| | of publically | | provided onsite. |
| | accessible open | | provided eriolies |
| | space? | | |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| | nearest outdoor | | |
| Outdoor Sport Facilities | | | 0.6km ACF from centre of the site to |
| raciiiues | sports facilities? | | |
| Distance: Die | Have fan is de s | | Bassingbourn Recreation Ground. |
| Distance: Play | How far is the | | GREEN = <400m |
| Facilities | nearest play space | | |
| | for children and | | 143m ACF from centre of the site to land |
| | teenagers? | | east of Elbourn Way, Bassingbourn. |
| Gypsy & | Will it provide for | | AMBER = No Impact |

| - " | La | |
|----------------------|------------------------------|---|
| Traveller | the | No effect on witch annulations delan |
| | accommodation | No effect on pitch or plot provision. |
| | needs of Gypsies | |
| | and Travellers and | |
| | Travelling | |
| D: / | Showpeople? | |
| Distance: | How far is the site | A = 400 - 800m |
| District or | from the nearest | 500 405 (11 11 1 |
| Local Centre | District or Local | 538m ACF to the village pharmacy - |
| | centre? | location chosen as representation of central |
| Distance Oite | I lavo famila da a alta | point of a cluster services and facilities. |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | |
| | defined Cambridge | |
| Distance OD | City Centre? How far is the | 0 400 |
| Distance: GP | | G = <400m |
| Service | nearest health | 277 ACE from control of site to The |
| | centre or GP | 377m ACF from centre of site to The |
| IZan Lanal | service? | Surgery, Bassingbourn. |
| 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 | |
| Community | etc?) | CDEEN Development would not load to |
| Community Facilities | Will it encourage and enable | GREEN = Development would not lead to the loss of any community facilities or |
| racilliles | | replacement / appropriate mitigation |
| | engagement in community | possible. |
| | activities? | 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 |
| Communics | with existing | |
| | communities? | |
| ECONOMY | 1 33 | <u> </u> |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| (| and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | particularly in | |
| | Abbey Ward and | |
| | Kings Hedges? | |
| | Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |

| | | |
|------------------------|-----------------------------------|---|
| Shopping | Will it protect the | GREEN = No effect or would support the |
| | shopping | vitality and viability of existing centres |
| | hierarchy, | |
| | supporting the | Development would have no effect on |
| | vitality and viability | vitality or viability of existing centres. The |
| | of Cambridge, | indicator is likely to apply particularly to sites |
| | town, district and local centres? | which include retail, offices, or leisure uses. |
| Employment - | How far is the | RED = >3km |
| Accessibility | nearest main | NED = >3KIII |
| Accessibility | employment | 15.8km ACF from centre of site to South |
| | centre? | Cambridgeshire 008A (Cambourne |
| | | Business 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 | Min and alliform in formation at the contract of |
| | services and | Minor utilities infrastructure improvements |
| | infrastructure, | required, but constraints can be addressed. |
| | including communications | There is insufficient spare capacity within the distribution zone to supply the total |
| | infrastructure and | number of proposed properties which could |
| | broadband? | arise if all the SHLAA sites with the zone |
| | Diodabana. | were to be developed. The sewerage |
| | | network is approaching capacity. |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| | capacity? | |
| | | School capacity not sufficient, but significant |
| | | issues can be adequately addressed. |
| Distance: | How far is the | R = >800m |
| Primary | nearest primary | |
| School | school? | 996m ACF from centre of site to |
| Diotopoo | How far is the | Bassingbourn Primary School. |
| Distance: Secondary | nearest secondary | G = Within 1km (or site large enough to provide new) |
| School | school? | |
| 3011001 | 30110011 | 0.8km ACF from centre of site to |
| | | Bassingbourn Village College. |
| TRANSPORT | 1 | |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| | routes are | less than 1.5m width with medium volume of |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | high cycle accident rate to access local |
| | | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| 1 | 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. | 00 454 |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail | | 100 1051 |
| station | | 186m ACF from the centre of the site to |
| | | nearest bus stop. |
| Frequency of | | RR= Less than hourly service (0) |
| Public | | |
| Transport Public | | GG = 20 minutes or less (6) |
| | | GG = 20 minutes of less (6) |
| transport journey time to | | Bus service takes 19 minutes to get to |
| City Centre | | Royston centre. |
| Distance for | | GG = Up to 5km (6) |
| cycling to City | | 00 = 0p to 3km (0) |
| Centre | | 4.20km ACF from the centre of the site to |
| Contro | | Royston Market. |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | |
| Station | proposed train | 3,346m ACF from centre of the site to |
| | station? | Royston Station. |
| Access | Will it provide safe | GREEN = No capacity / access constraints |
| | access to the | identified that cannot be fully mitigated |
| | highway network, | |
| | where there is | |
| | available capacity? | |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

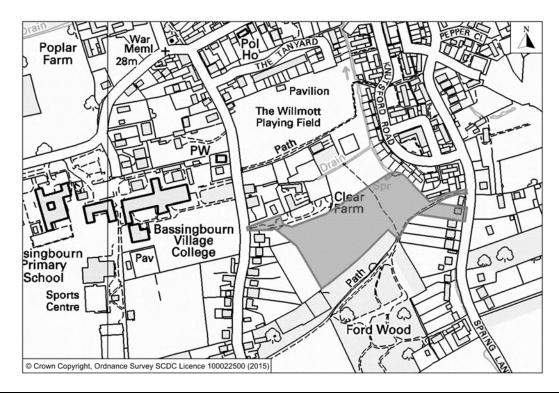
| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC078 | |

Site reference number(s). 30076

Consultation Reference numbers: 39 (I&O 2012)

Site name/address: Land between South End & Spring Lane, Bassingbourn

Map:



Site description: The site is located on the southern edge of Bassingbourn and adjoins residential development to the north, west and east and Ford Wood to the south. The site also borders agricultural land and the Willmott Playing Field to the north.

The site consists of an agricultural field and the house and garden at 60 Spring Lane, and includes a spring in the north-east corner. A footpath runs along part of the southern boundary of the site

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

Proposed use(s): Residential development. Adjoining land to the north is anticipated to come forward as a recreation ground provided by the Parish Council, and may need to include some land within this site.

Site size (ha): South Cambridgeshire: 2.12 ha.

Potential residential capacity: 48 dwellings (30 dph)

| LAND | | |
|--------------|-------------------|--|
| PDL | Would | GREEN = Entirely on PDL |
| | development make | · |
| | use of previously | A small area of the site is previously |
| | developed | developed land as the site includes a |
| | land? | dwelling. |
| Agricultural | Would | AMBER = Minor loss of grade 1 and 2 land |
| Land | development lead | · · |

| | 1 | |
|---------------------|--|--|
| | to the loss of the best and most versatile | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site including Grade 2. |
| | agricultural land? | , and the second |
| Minerals | Will it avoid the sterilisation of economic mineral reserves? | GREEN = Site is not within an allocated or safeguarded area. |
| POLLUTION | | |
| Air Quality | Would the development of the sites result in an adverse impact/worsening | GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality |
| | 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 problems if the site | AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring |
| | is developed, as a receptor or generator (including compatibility with neighbouring uses)? | uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. |
| 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 asbestos contamination known within the site. |
| Water | Will it protect and where possible enhance the quality | GREEN = No impact / Capable of full mitigation |
| DIODIVEDOLEY | of the water environment? | Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS). |
| BIODIVERSITY | | ODEEN D |
| 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) | | 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)? | | AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. |
| TPO | Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? | | 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, TO | OWNSCAPE AND CU | LTURAL HEI | |
| Landscape | Will it maintain and enhance the diversity and distinctiveness of landscape character? | | AMBER = negative impact on landscape character, incapable of mitigation. Minor negative impact (development conflicts with landscape character, minor negative impacts incapable of mitigation) - development of this site would result in the encroachment of built development into the enclosed fields that form a soft edge to the village. |
| Townscape | Will it maintain and enhance the diversity and distinctiveness of townscape | | AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor |

| | character, including | negative impacts incapable of mitigation) - |
|---------------------------|-------------------------------------|---|
| | through | development of this site would change the |
| | appropriate design | rural character of this part of the village. |
| | and scale of | |
| | development? | |
| Green Belt | What effect would | GREEN = No impact or Minor positive |
| | the development of | impact on Green Belt purposes |
| | this site have on | |
| | Green Belt | |
| | purposes? | |
| Heritage | Will it protect or | AMBER = Site contains, is adjacent to, or |
| Ü | 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 part of the settings of a number of |
| | areas, listed | listed buildings. Archaeological potential will |
| | buildings, | require further information but the |
| | registered parks | assumption for a neutral impact is that it is |
| | and gardens and | likely appropriate mitigation can be |
| | scheduled | achieved through the development process. |
| | monuments)? | derneted amought the detelopment process. |
| CLIMATE CHAN | | |
| Renewables | Will it support the | AMBER = Standard requirements for |
| T CONO W CLOSE | use of renewable | renewables would apply. |
| | energy resources? | Tonowabled would apply. |
| Flood Risk | Is site within at | GREEN = Flood Zone 1 / low risk |
| 1 lood Trior | flood risk? | OKEEN - Flood Zollo 17 low llok |
| | need next | The majority of the site is Flood Zone 1. |
| | | There are small areas of Flood Zones 2 and |
| | | 3 within the eastern section of the site. |
| ΗΙΙΜΔΝ ΗΕΔΙ Τ | H AND WELL BEING | o within the edutern decitor of the site. |
| 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? | Neutral impact (existing features retained or |
| | σρασο: | appropriate mitigation). |
| Distance: | How far is the | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | OTTEN - TIME OF OFFICE PROVISION |
| Facilities | sports facilities? | 0.2km ACF from centre of the site to |
| i aciiiles | sports facilities: | Bassingbourn Recreation Ground. |
| Distance: Play | How far is the | GREEN =<400m |
| Distance: Play Facilities | | ONLLIN - CHOUIII |
| i aciiiiies | nearest play space for children and | 134m ACF from centre of the site to |
| | | |
| Cunau 9 | teenagers? | Bassingbourn Recreation Ground. |
| Gypsy & | Will it provide for | AMBER = No Impact |
| Traveller | the | |
| | accommodation | |
| | needs of Gypsies | |
| | and Travellers and | |
| | Travelling | |

| | Showpeople? | |
|-------------------|------------------------|--|
| Distance: | How far is the site | G =<400m |
| District or Local | from the nearest | |
| Centre | District or Local | 360m ACF to the village pharmacy - |
| Contro | centre? | location chosen as representation of central |
| | oontro. | point of a cluster services and facilities. |
| Distance: City | How far is the site | R =>800m |
| Centre | from edge of | 1 - 2 0 0 0 m |
| Contro | defined Cambridge | |
| | City Centre? | |
| Distance: GP | How far is the | G =<400m |
| Service | nearest health | 0 = < 400111 |
| OCIVICC | centre or GP | 297m ACF from centre of site to The |
| | service? | Surgery, Bassingbourn. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| i aciiilics | 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 dollidos | engagement in | replacement / appropriate mitigation |
| | community | possible |
| | activities? | |
| | dollyllico. | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| | | development. |
| Integration with | How well would the | AMBER = Adequate scope for integration |
| Existing | development on | with existing communities |
| Communities | the site integrate | 3 1 1 3 |
| | with existing | |
| | communities? | |
| ECONOMY | 1 | |
| 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 |

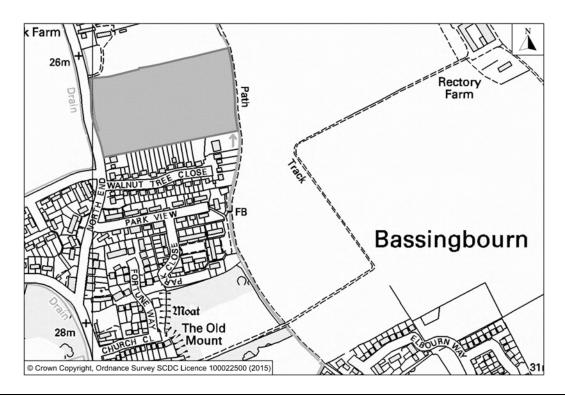
| | 1 | |
|-----------------|---------------------|--|
| | of Cambridge, | indicator is likely to apply particularly to sites |
| | town, district and | which include retail, offices, or leisure uses. |
| | local centres? | |
| Employment - | How far is the | RED = >3km |
| Accessibility | nearest main | |
| 710000010111119 | employment | 16.2km ACF from centre of site to South |
| | centre? | Cambridgeshire 008A (Cambourne |
| | Centre : | · · · |
| | 1 | Business Park) |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| | in the loss of | |
| | employment land, | Development would have no effect on |
| | or deliver new | employment land or premises. |
| | employment land? | |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| Otimico | level of investment | sufficient |
| | | Sumolent |
| | in key community | Min or utilities infrastructure impressors |
| | services and | Minor utilities infrastructure improvements |
| | infrastructure, | required, but constraints can be addressed. |
| | including | There is insufficient spare capacity within |
| | communications | the distribution zone to supply the total |
| | infrastructure and | number of proposed properties which could |
| | broadband? | arise if all the SHLAA sites with the zone |
| | | were to be developed. The sewerage |
| | | network is approaching capacity. |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| Capacity | capacity? | continuite our be appropriately finingated |
| | capacity: | School capacity not sufficient, but significant |
| | | issues can be adequately addressed. |
| Distance: | How far is the | |
| | | A = 400 - 800m |
| Primary School | nearest primary | 404 405 () () (|
| | school? | 491m ACF from centre of site to |
| | | Bassingbourn Primary School. |
| Distance: | How far is the | G = Within 1km (or site large enough to |
| Secondary | nearest secondary | provide new) |
| School | school? | |
| | | 0.3km ACF from centre of site to |
| | | Bassingbourn Village College. |
| TRANSPORT | • | <u> </u> |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| 3,5.5 1.54.00 | routes are | less than 1.5m width with medium volume of |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | • |
| | נווט אוט! | high cycle accident rate to access local |
| LIODT | In the second P. I. | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | of site)? | |
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport Score | mechanism has | |
| (SCDC) | been developed to | Total score of 18. |
| | consider access to | |
| | and quality of | |
| | I alla quality of | |

| | public transport, | |
|---------------------|------------------------|---|
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail station | | 、 |
| ' | | 379m ACF from the centre of the site to |
| | | nearest bus stop. |
| Frequency of | | R= Less than hourly service (0) |
| Public Transport | | , , |
| Public transport | | GG = 20 minutes or less (6) |
| journey time to | | (-) |
| City Centre | | 19 minutes from Bassingbourn to Royston. |
| Distance for | | GG = Up to 5km (6) |
| cycling to City | | (-) |
| Centre | | 3.90km ACF from the centre of the site to |
| | | Royston Market. |
| Distance: | How far is the site | R = >800m |
| Railway Station | from an existing or | |
| , | proposed train | 3,063m ACF from centre of the site to |
| | station? | Royston Station. |
| Access | Will it provide safe | GREEN = No capacity / access constraints |
| | access to the | identified that cannot be fully mitigated |
| | highway network, | , |
| | where there is | |
| | available capacity? | |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | ' |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

| Site Information | | | |
|---|--------------------|--|--|
| Development Sequence | Minor Rural Centre | | |
| Site reference number(s): SC085 | | | |
| Consultation Reference numbers: 37 (I&O 2012) | | | |

Site name/address: Next to Walnut Tree Close, North End, Bassingbourn

Мар:



Site description: The site is located on the northern edge of Bassingbourn and adjoins residential development to the south and open countryside to the east and west. The site adjoins a smallholding to the north, which includes areas of woodland, orchards, vineyards and vegetable fields.

The site is a rectangular agricultural field bordered by trees and hedges, and is visible from North End. Drains run along the western and eastern boundary.

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

Proposed use(s): 30-40 dwellings

Site size (ha): South Cambridgeshire: 3.14 ha.

Potential residential capacity: 53 dwellings (30 dph)

| LAND | | |
|--------------|-------------------|--|
| PDL | Would | RED = Not on PDL |
| | development make | |
| | use of previously | No previously developed land. |
| | developed | |
| | land? | |
| Agricultural | Would | AMBER = Minor loss of grade 1 and 2 land |

| Lond | dovolopmenticed | |
|---------------------|--|---|
| 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. |
| POLLUTION | | |
| Air Quality | Would the development of the sites result in an adverse impact/worsening of air quality? | GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| AQMA | Is the site within or near to an AQMA, the M11 or the A14? | GREEN = >1,000m of an AQMA, M11, or A14 |
| Pollution | Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on location of site entrance. A noise impact assessment of the small wind turbine to north at Bleak Farm may be required. |
| 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 would require investigation due to it being adjacent to military land. Potential for benefits through remediation of any contamination. |
| Water | Will it protect and where possible enhance the quality of the water environment? | GREEN = No impact / Capable of full mitigation Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS). |
| BIODIVERSITY | | - Caramazio Braniago Oyotomo (Cabo). |
| Designated Sites | Will it conserve protected species | GREEN = Does not contain, is not adjacent to designated for nature conservation or |

| | T | | |
|----------------|----------------------|------------|---|
| | 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 |
| 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 |
| | site or immediately | | any protected trees |
| | adjacent protected | | |
| | by a Tree | | |
| | Preservation Order | | |
| | (TPO)? | | |
| Croon | , | | AMPED No significant apportunities or |
| 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? | | |
| LANDSCAPE, | TOWNSCAPE AND C | ULTURAL HI | |
| Landscape | Will it maintain and | | AMBER = negative impact on landscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | |
| | distinctiveness of | | Minor negative impact (development |
| | landscape | | conflicts with landscape character, minor |
| | character? | | negative impacts incapable of mitigation) - |
| | | | development of this site would result in the |
| | | | encroachment of built development into the |
| | | | views across the open fields. |
| Townscape | Will it maintain and | | AMBER = negative impact on townscape |
| i owiiscape | enhance the | | · · · · · · · · · · · · · · · · · · · |
| | | | character, incapable of mitigation. |
| | diversity and | | Minan nameth a bonnet (days barrens) |
| | distinctiveness of | | Minor negative impact (development |
| | townscape | | conflicts with townscape character, minor |
| | character, including | | negative impacts incapable of mitigation) - |

| | . | |
|--|--|---|
| | through appropriate design | development of this site would change the well defined village edge. |
| | and scale of development? | |
| 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, | GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting. |
| | archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| CLIMATE CHA | NGE | |
| Renewables | Will it support the use of renewable energy resources? | AMBER = Standard requirements for renewables would apply |
| Flood Risk | Is site within at flood risk? | AMBER = Flood Zone 2 / medium risk Approximately a quarter of the site is in Flood Zones 2 and 3 both in the west and east of the site. |
| HUMAN HEAL | 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 0.8km ACF from centre of the site to Bassingbourn Recreation Ground. |
| Distance: Play Facilities | How far is the nearest play space for children and teenagers? | GREEN = <400m 349m ACF from centre of the site to land east of Fortune Way, Bassingbourn. |
| Gypsy & Traveller | Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? | AMBER = No Impact |
| Distance: | How far is the site | A = 400 - 800m |
| | | |

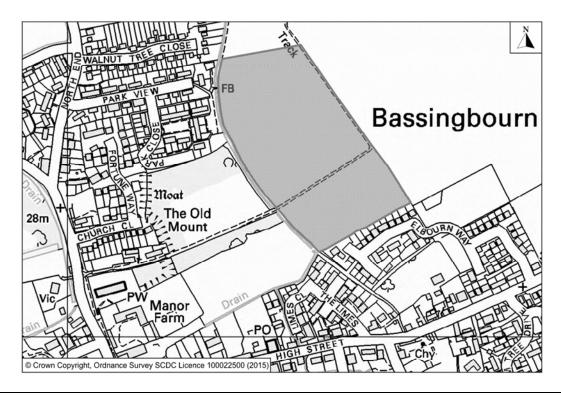
| Diatriat ar | fuence the amount of | |
|-----------------------------|------------------------|--|
| District or Local Centre | from the nearest | 645m ACE to the village pharmage |
| Local Centre | District or Local | 645m ACF to the village pharmacy - |
| | centre? | location chosen as representation of central |
| D | 11 / 1 / 1 | point of a cluster 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 | |
| | centre or GP | 862m ACF from centre of site to The |
| | service? | Surgery, Bassingbourn. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| . dominoo | of key local | canciación innaganon propossaji |
| | services and | No facilities lost, and no new facilities |
| | facilities including | proposed directly as a result of the |
| | health, education | development. |
| | and leisure (shops, | uevelopinient. |
| | | |
| | post offices, pubs | |
| 0 | etc?) | ODEEN David Color |
| 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 | 1 | |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| (3 | and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | particularly in | maniple Depitration 2010. |
| | Abbey Ward and | |
| | Kings Hedges? | |
| | | |
| | Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| | shopping | vitality and viability of existing centres |
| | hierarchy, | |
| | supporting the | Development would have no effect on |
| | vitality and viability | vitality or viability of existing centres. The |
| | of Cambridge, | indicator is likely to apply particularly to sites |
| | town, district and | which include retail, offices, or leisure uses. |
| | | 111111111111111111111111111111111111111 |

| Employment - Accessibility enearest main employment centre? Employment - Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity School Sch | | local centres? | |
|--|---------------|----------------------|---|
| Accessibility nearest main employment centre? Cambridgeshire 008A (Cambourne Business Park) | Employment | | DED - 2km |
| employment centre? Employment - Centre? Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: Possible of Primary School Possible of Primary School Possible of Primary School Distance: Possible of Primary School Possible of Primary Sch | | | RED = >3KIII |
| Employment - Land Would development result in the loss of employment land, or deliver new employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure, including communications infrastructure and broadband? Education Education Capacity Education Capacity? Education Capacity? Education Capacity? Will the ship of constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity. Education Capacity Education Capacity Education Capacity Education Capacity Utilities Will it improve the level of investment in key community services and infrastructure improvements required, but constraints can be addressed. There is insufficient spare capacity within the distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity. AMBER = School capacity not sufficient, constraints can be apdreparties which could arise if all the SHLAA sites with the zone were to be developed. The sewerage network is approaching capacity. School capacity not sufficient, but significant issues can be adequately addressed. R = >800m 954m ACF from centre of site to Bassingbourn Primary School. G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to Bassingbourn Willage College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? It should be reverted the requirements of a high quality public transport (HQPT) Sustainable Transport (at edge of site)? GREEN = Score 15-19 from 4 criteria below mechanism has been developed to consider access to and quality of public transport, | Accessibility | | 15 Okm ACE from control of cita to South |
| Employment - Land development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Bit her education capacity? Distance: Primary School: Distance: Primary School: Distance: Primary School: Poscondary School? Distance: How far is the nearest primary School: Distance: Primary School: Poscondary School: Poscondary School: Poscondary School: Poscondary School: TRANSPORT TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? Sustainable Transport (at edge of site)? Sustainable Transport and the primary School Capacity of sublic transport, shool public transport, subscienced and quality of public transport, subscienced and 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 to and quality of public transport, subscienced and 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. | | | |
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| in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity School capacity School capacity School Distance: How far is the nearest primary school Distance: How far is the nearest secondary School Distance: How far is the nearest primary School | Otilitios | | |
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| including communications infrastructure and broadband? Education Capacity Education Capacity Constraints can be appropriately mitigated. Education Capacity Education Capacity Education Capacity Constraints can be appropriately mitigated. Education Capacity Education Capacity Constraints can be appropriately mitigated. Education Capacity Constraints can be appropriately mitigated. Education Capacity Constraints can be appropriately mitigated. Education Capacity Capacity Constraints can be appropriately mitigated. Education Capacity C | | | |
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| Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Transport Score (SCDC) Sustainable Transport Score (SCDC) Sustainable Transport Transport Score (SCDC) Total score of 18. | HODT | le thoro High | |
| Transport (at edge of site)? Sustainable Scoring mechanism has been developed to consider access to and quality of public transport, Transport (HQPT) GREEN = Score 15-19 from 4 criteria below Total score of 18. | IIQF I | | |
| Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Score (SCDC) GREEN = Score 15-19 from 4 criteria below Total score of 18. Total score of 18. | | 1 | |
| Sustainable Transport Score (SCDC) Score (SCDC) Sustainable Transport Score (SCDC) | | | |
| Transport mechanism has been developed to consider access to and quality of public transport, mechanism has been developed to consider access to and quality of public transport, Total score of 18. | Sustainable | | GREEN = Score 15-19 from 4 criteria below |
| Score (SCDC) been developed to consider access to and quality of public transport, Total score of 18. | | _ | ONLER - COOK 10-10 HOM 4 CHIERIA DEIOW |
| consider access to and quality of public transport, | | | Total score of 18 |
| and quality of public transport, | 30010 (0000) | | 10.0010 01 10. |
| public transport, | | | |
| | | | |
| | | and cycling. Scores | |

| | | • | |
|-----------------|------------------------|---|---|
| | determined by the | | |
| | four criteria below. | | |
| Distance: bus | | | GG = Within 400m (6) |
| stop / rail | | | () |
| station | | | 216m ACF from the centre of the site to |
| otation | | | nearest bus stop. |
| Frequency of | | | RR= Less than hourly service (0) |
| Public | | | RR= Less man nouny service (0) |
| | | | |
| Transport | | | 00 00 1 (0) |
| Public | | | GG = 20 minutes or less (6) |
| transport | | | |
| journey time to | | | 19 minutes from Bassingbourn to Royston. |
| City Centre | | | |
| Distance for | | | GG = Up to 5km (6) |
| cycling to City | | | |
| Centre | | | 4.85km ACF from the centre of the site to |
| | | | Royston Market. |
| Distance: | How far is the site | | R = >800m |
| Railway | from an existing or | | |
| Station | proposed train | | 4,002m ACF from centre of the site to |
| | station? | | Royston Station. |
| Access | Will it provide safe | | GREEN = No capacity / access constraints |
| 7.00000 | access to the | | identified that cannot be fully mitigated |
| | highway network, | | The filling that burniot be fully fillingated |
| | where there is | | |
| | available capacity? | | |
| Non-Car | Will it make the | | AMPER - No importo |
| | | | AMBER = No impacts |
| Facilities | transport network | | |
| | safer for public | | |
| | transport, walking | | |
| | or cycling facilities? | | |

| Site Information | | |
|---|--------------------|--|
| Development Sequence | Minor Rural Centre | |
| Site reference number(s): SC219 | | |
| Consultation Reference numbers: 38 (I&O 2012) | | |
| Site name/address: Land north of Elbourn W | ay, Bassingbourn | |

Мар:



Site description: The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the south and north west. The site borders agricultural fields to the west and east, and also small wooded areas to the west. A drain runs along the western boundary of the site.

The site is an agricultural field bordered by mature trees and hedges along the western and southern boundary. The south-west corner of the site includes a balancing pond associated with the adjoining residential development.

The southern section of the site is also included as part of site 059.

Current use(s): The site is in agricultural use and also includes a balancing pond.

Proposed use(s): Up to 100 dwellings with public open space

Site size (ha): South Cambridgeshire: 5.31 ha.

Potential residential capacity: 41 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 | | Tribert = Willion 1035 of grade 1 and 2 land | | |
| Laria | 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? | | one but an Grade 2. | | |
| Minerals | Will it avoid the | | GREEN = Site is not within an allocated or | | |
| | sterilisation of | | safeguarded area. | | |
| | economic mineral | | | | |
| | reserves? | | | | |
| POLLUTION | .1 | | | | |
| Air Quality | Would the | | GREEN = Minimal, no impact, reduced | | |
| | development of the | | impact | | |
| | sites result in an | | F | | |
| | adverse | | Development unlikely to impact on air | | |
| | impact/worsening | | quality. Site lies in an area where air quality | | |
| | of air quality? | | acceptable. | | |
| AQMA | Is the site within or | | GREEN = >1,000m of an AQMA, M11, or | | |
| | near to an AQMA, | | A14 | | |
| | the M11 or the | | | | |
| | A14? | | | | |
| Pollution | Are there potential | | AMBER = Adverse impacts capable of | | |
| | Odour, light noise | | adequate mitigation | | |
| | and vibration | | | | |
| | problems if the site | | Development compatible with neighbouring | | |
| | is developed, as a | | uses. Some minor to moderate additional | | |
| | receptor or | | road traffic noise generation on existing | | |
| | generator | | residential due to development related car | | |
| | (including | | movements but dependent on location of | | |
| | compatibility with | | site entrance. | | |
| | neighbouring | | | | |
| 0 1 1 | uses)? | | AMPER OF THE STATE OF | | |
| 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 would require investigation due to it | | |
| | | | being military land. Potential for benefits | | |
| | | | through remediation of any contamination. | | |
| Water | Will it protect and | | GREEN = No impact / Capable of full | | |
| vvaloi | where possible | | mitigation | | |
| | enhance the quality | | Imagadon | | |
| | of the water | | Development unlikely to effect water quality. | | |
| | environment? | | Assumptions for a neutral impact are that | | |
| | SHALL SHILL | | appropriate standards and pollution control | | |
| | | | measures will be achieved through the | | |
| | | | development process, e.g. as part of | | |
| | | | Sustainable Drainage Systems (SuDS). | | |
| BIODIVERSITY | | | | | |
| Designated | Will it conserve | | GREEN = Does not contain, is not adjacent | | |
| | | | , | | |

| | T | | |
|----------------|----------------------|--------------|---|
| 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 | | |
| | _ | | |
| Diadicaraite | sites) | | AMPER Development would have a |
| 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 | | CDEEN. Cita door not contain or adjain |
| 110 | | | 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 | III TURAI HI | |
| Landscape | Will it maintain and | OLI ONAL III | AMBER = negative impact on landscape |
| Lanuscape | enhance the | | character, incapable of mitigation. |
| | | | character, incapable of fillingation. |
| | diversity and | | Minor pogotivo impost (development |
| | distinctiveness of | | Minor negative impact (development |
| | landscape | | conflicts with landscape character, minor |
| | character? | | negative impacts incapable of mitigation) - |
| | | | development of the site would result in the |
| | | | encroachment of built development into the |
| | | | enclosed fields that form a soft edge to the |
| | | | village and provide a rural setting for the |
| | | | listed buildings and conservation area, and |

| | | | would also change the rural character of this |
|-----------------------------|--------------------------------|--|---|
| T | AA/III if an aire (aire are al | | wooded and enclosed area of the village. |
| Townscape | Will it maintain and | | AMBER = negative impact on townscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | |
| | distinctiveness of | | Minor negative impact (development |
| | townscape | | conflicts with townscape character, minor |
| | character, including | | negative impacts incapable of mitigation) - |
| | through | | development of this site would be contrary |
| | appropriate design | | to the pattern of linear development |
| | and scale of | | predominant in the village, especially the |
| | development? | | historic core. |
| 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 | | 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 | | ····agaao···· |
| | (including | | Significant negative impact on historic |
| | conservation | | assets (incapable of satisfactory mitigation) |
| | areas, listed | | - development of the site is likely to have a |
| | buildings, | | significant adverse impact on the settings of |
| | registered parks | | the listed buildings and the Conservation |
| | and gardens and | | Area, and the earthwork remnants of a |
| | scheduled | | |
| | monuments)? | | moat. |
| CLIMATE CHA | , | | |
| Renewables | Will it support the | | AMBER = Standard requirements for |
| 1/ellewables | use of renewable | | renewables would apply |
| | energy resources? | | Teriewabies would apply |
| Flood Risk | Is site within at | | GREEN = Flood Zone 1 / low risk |
| FIUUU KISK | flood risk? | | GREEN = Flood Zolle 1 / low lisk |
| | HOUGHSK! | | The majority of the cite is Flood Zene 1 A |
| | | | The majority of the site is Flood Zone 1. A |
| | | | very small area adjacent to the drain on the |
| | | | western edge of the site is in Flood Zones 2 |
| HUMAN HEALTH AND WELL BEING | | | |
| | Will it increase the | | GREEN = Assumes minimum on-site |
| Open Space | | | |
| | quantity and quality | | provision to adopted plan standards is |
| | of publically | | provided onsite |
| | accessible open | | Dayolonmont would are stored |
| | space? | | Development would create minor |
| Dietera | 11a fa :: !a !!a | | opportunities for new public open space. |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | | 0.51 4.057 |
| Facilities | sports facilities? | | 0.5km ACF from centre of the site to |
| | ļ., | | Bassingbourn Recreation Ground. |
| Distance: Play | How far is the | | GREEN = <400m |
| Facilities | nearest play space | | |

| Г | 1, ,,,, | L000 4054 |
|----------------|------------------------|--|
| | for children and | 238m ACF from centre of the site to land |
| | teenagers? | east of Elbourn Way, Bassingbourn. |
| 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 | G = <400m |
| District or | from the nearest | 0 = (100111 |
| Local Centre | District or Local | 376m ACF to the village pharmacy - |
| Local Certife | centre? | y . |
| | centre? | location chosen as representation of central |
| D1 : 01: | 1 | point of a cluster 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 | A = 400 - 800m |
| Service | nearest health | |
| | centre or GP | 498m ACF from centre of site to The |
| | service? | Surgery, Bassingbourn. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| raciiilles | | Salistacioty miligation proposed). |
| | of key local | N I 6 198 I 6 I 6 198 |
| | 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? | , p = 0 = 0 = 0 = 0 = 0 = 0 = 0 = 0 = 0 = |
| | douvinos: | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| | | development. |
| Into arotics | المسيسال سويالط المسيس | • |
| 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? | Poor connectivity to the built up area. |
| ECONOMY | | |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| | and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | particularly in | Maniple Deprivation 2010. |
| | | |
| | 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. |
| | local centres? | ,, |
| Employment - | How far is the | RED = >3km |
| Accessibility | nearest main | |
| 7.00000.0 | employment | 15.6km ACF from centre of site to South |
| | centre? | Cambridgeshire 008A (Cambourne |
| | oontro. | Business Park) |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| Land | in the loss of | 10 107 omploymont development |
| | employment land, | |
| | or deliver new | |
| | employment land? | |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| Otilities | level of investment | sufficient |
| | | Sumcient |
| | in key community | Minor utilities infrastructure improvements |
| | services and | Minor utilities infrastructure improvements |
| | infrastructure, | required, but constraints can be addressed. |
| | including | There is insufficient spare capacity within |
| | communications | the distribution zone to supply the total |
| | infrastructure and | number of proposed properties which could |
| | broadband? | arise if all the SHLAA sites with 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? | |
| Distance: | How far is the | R = >800m |
| Primary | nearest primary | |
| School | school? | 810m ACF from centre of site to |
| | | Bassingbourn Primary School. |
| 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 |
| | | Bassingbourn Village College. |
| TRANSPORT | 1 | |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| 2,5.5 | 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 |
| | une site: | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| 11001 1 | Quality Public | requirements of a high quality public |
| | _ | |
| | Transport (at edge | transport (HQPT) |

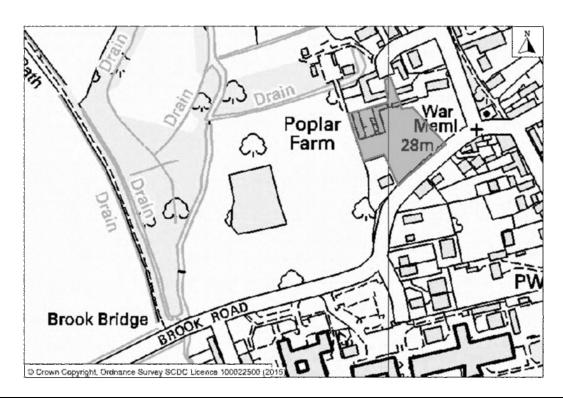
| | of site)? | |
|-----------------|--------------------------------------|---|
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport | mechanism has | |
| Score (SCDC) | been developed to | Total score of 18. |
| | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail | | |
| station | | 297m ACF from the centre of the site to |
| | | nearest bus stop. |
| Frequency of | | R= Less than hourly service (0) |
| Public | | |
| Transport | | |
| Public | | GG = 20 minutes or less (6) |
| transport | | |
| journey time to | | 19 minutes from Bassingbourn to Royston. |
| City Centre | | |
| Distance for | | GG = Up to 5km (6) |
| cycling to City | | |
| Centre | | 4.48km ACF from the centre of the site to |
| | | St. Ives Market. |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | 0.004 0.05 (|
| Station | proposed train | 3,631m ACF from centre of the site to |
| A 22222 | station? | Royston Station. |
| Access | Will it provide safe | GREEN = No capacity / access constraints |
| | access to the | identified that cannot be fully mitigated |
| | highway network, where there is | |
| | | |
| Non-Car | available capacity? Will it make the | AMRER - No impacts |
| Facilities | | AMBER = No impacts |
| racilities | transport network | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC220 | |

Consultation Reference numbers:

Site name/address: Land south of Poplar Farm Close & north of Brook Road, Bassingbourn

Мар:



Site description: The site is located on the western edge of Bassingbourn and adjoins residential development to the north, south and east, and parkland consisting of grassy pasture with clusters of trees to the west. The site borders 8 Brook Road to the west.

The site comprises of a mixture of garden, paddocks, former orchard and agricultural buildings. The site is largely screened from Brook Road and the adjoining residential development by mature hedges and trees.

Current use(s): The site is currently a mixture of garden, paddocks, former orchard and agricultural buildings.

Proposed use(s): 10-12 dwellings

Site size (ha): South Cambridgeshire: 0.51 ha.

Potential residential capacity: 11 dwellings (30 dph)

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

| | to the loss of the best and most versatile agricultural land? | Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small site but all Grade 2. |
|---------------------|--|---|
| Minerals | Will it avoid the sterilisation of economic mineral reserves? | GREEN = Site is not within an allocated or safeguarded area. |
| POLLUTION | | |
| Air Quality | Would the development of the sites result in an adverse impact/worsening 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. Noise from Brook Road but can be mitigated by design and layout. |
| 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 would require investigation due to its agricultural use. Potential for benefits through remediation of any contamination. |
| Water | Will it protect and where possible enhance the quality of the water environment? | GREEN = No impact / Capable of full mitigation Development unlikely to effect water quality. Assumptions for a neutral impact are that appropriate standards and pollution control measures will be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS). |
| BIODIVERSITY | | |
| Designated Sites | Will it conserve protected species and protect sites designated for nature | 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 | | |
| 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, enhance | | mitigation. |
| | | | Assumptions for a poutral impact are that |
| | native species, and | | Assumptions for a neutral impact are that |
| | help deliver habitat restoration (helping | | existing features that warrant retention can be retained or appropriate mitigation will be |
| | to achieve | | achieved through the development process. |
| | Biodiversity Action | | achieved through the development process. |
| | 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 | | Trees with Tree Preservation Orders are |
| | Preservation Order | | present on the boundary of the site and |
| | (TPO)? | | should 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 | | Noutral impact (aviation factures retained |
| | and access to | | Neutral impact (existing features retained, |
| | green infrastructure? | | or appropriate mitigation possible). Assumptions for a neutral impact include |
| | iiiiasiiuciuie: | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | development process. |
| LANDSCAPE. T | OWNSCAPE AND CU | LTURAL HEI | · |
| 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) - |
| | | | development of the site would result in the |
| | | | loss of mature trees and enclosed areas of |
| | | | grassland along the western edge of the |
| | | | village. |
| Townscape | Will it maintain and | | AMBER = negative impact on townscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | |

| Green Belt Heritage | 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 | Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the townscape of the historic core which contains a number of buildings of interest and the site is part of an Important Countryside Frontage. GREEN = No impact or Minor positive impact on Green Belt purposes AMBER = Site contains, is adjacent to, or |
|--|---|--|
| | enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | 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) – the site forms part of the settings of a number of listed buildings and the Conservation Area. 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 CHAN | | development process. |
| Renewables | Will it support the | AMBER = Standard requirements for |
| | use of renewable energy resources? | renewables would apply |
| Flood Risk | Is site within at flood risk? | GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed |
| HUMAN 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 |
| 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 Bassingbourn Recreation Ground. |
| Distance: Play Facilities | How far is the nearest play space for children and teenagers? | GREEN = <400m 344m ACF from centre of the site to land east of Fortune Way, Bassingbourn. |
| Gypsy & Traveller | Will it provide for the accommodation needs of Gypsies and Travellers and | AMBER = No Impact |

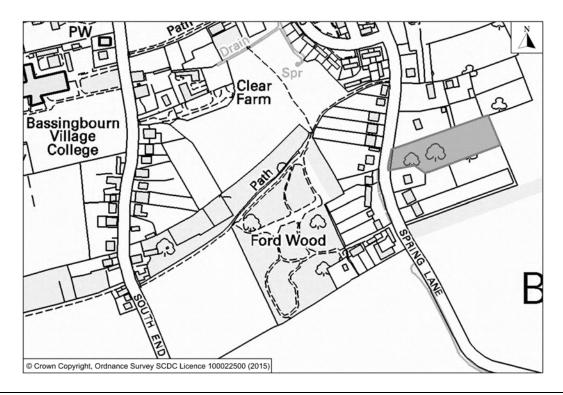
| | T | |
|-----------------------------|--------------------------------------|--|
| | Travelling Showpeople? | |
| Distance: District or Local | How far is the site from the nearest | G = <400m |
| Centre | District or Local | 256m ACF to the village pharmacy - |
| Ochire | centre? | location chosen as representation of central |
| | oonao. | point of a cluster 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 | A = 400 - 800m |
| Service | nearest health | |
| | centre or GP | 571m ACF from centre of site to The |
| | service? | Surgery, Bassingbourn. |
| 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, | dovolopinona. |
| | 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? | ALC THE LANGE TO THE |
| | | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| Integration with | How well would the | development. AMBER = Adequate scope for integration |
| Existing | development on | with existing communities |
| Communities | the site integrate | with existing communities |
| | with existing | |
| | communities? | |
| ECONOMY | • | |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| | and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | particularly in | |
| | Abbey Ward and | |
| | Kings Hedges? Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| 11 3 | shopping | vitality and viability of existing centres. |
| | hierarchy, | |
| | supporting the | Development would have no effect on |

| | vitality and viability | | vitality or viability of existing centres. The |
|-----------------|------------------------|-------------|--|
| | of Cambridge, | | indicator is likely to apply particularly to sites |
| | town, district and | | which include retail, offices, or leisure uses. |
| | local centres? | | |
| Employment - | How far is the | | RED = >3km |
| Accessibility | nearest main | | NEB = 70MII |
| Accessibility | | | 15.8km ACF form centre of site to South |
| | employment | | |
| | centre? | | Cambridgeshire 008A (Cambourne |
| | | | Business 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 | | | CDEEN Eviction infractive tile by to be |
| Otilities | 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 capacity within |
| | communications | | the distribution zone to supply the total |
| | infrastructure and | | number of proposed properties which could |
| | broadband? | | arise if all the SHLAA sites with the zone |
| | broadbarid: | | 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 | | G = <400m |
| Primary School | nearest primary | | |
| I minary concor | school? | | 271m ACF from centre of site to |
| | SCHOOL: | | Bassingbourn Primary School. |
| Distance | I I and family the | | , |
| Distance: | How far is the | | G = Within 1km (or site large enough to |
| Secondary | nearest secondary | | provide new) |
| School | school? | | |
| | | | 0.2 km ACF from centre of site to |
| | | | Bassingbourn Village College. |
| TRANSPORT | | | |
| Cycle Routes | What type of cycle | | RED = No cycling provision or a cycle lane |
| | routes are | | less than 1.5m width with medium volume of |
| | accessible near to | | traffic. Having to cross a busy junction with |
| | the site? | | high cycle accident rate to access local |
| | uio sito: | | |
| LIODT | le de enc. L'Colo | | facilities/school. Poor quality off road path. |
| HQPT | Is there High | | RED = Service does not meet the |
| | Quality Public | | requirements of a high quality public |
| | Transport (at edge | | transport (HQPT) |
| | of site)? | | |
| Sustainable | Scoring | | GREEN = Score 15-19 from 4 criteria below |
| Transport Score | mechanism has | | |
| (SCDC) | been developed to | | Total score of 18. |
| (0000) | consider access to | | |
| | 1 201131461 400633 10 | | |

| | T | |
|---------------------|------------------------|--|
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | Todi ontona bolow. | GG = Within 400m (6) |
| stop / rail station | | 00 |
| Stop / Tall Station | | 155m ACF from the centre of the site to |
| | | |
| | | nearest bus stop. |
| Frequency of | | RR= Less than hourly service (0) |
| Public Transport | | |
| Public transport | | GG = 20 minutes or less (6) |
| journey time to | | |
| City Centre | | 19 minutes from Bassingbourn to Royston. |
| Distance for | | GG = Up to 5km (6) |
| cycling to City | | . , |
| Centre | | 4.36km ACF from the centre of the site to |
| | | St. Ives Market. |
| Distance: | How far is the site | R = >800m |
| Railway Station | from an existing or | 1 |
| Trailway Station | proposed train | 3,529m ACF from centre of the site to |
| | station? | Waterbeach Station. |
| Λ | | |
| Access | Will it provide safe | GREEN = No capacity / access constraints |
| | access to the | identified that cannot be fully mitigated. |
| | highway network, | |
| | where there is | |
| | available capacity? | |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |
| | | |

| Site Information | | | |
|---|--------------------|--|--|
| Development Sequence | Minor Rural Centre | | |
| Site reference number(s): SC291 | | | |
| Consultation Reference numbers: | | | |
| Site name/address: Land opposite 68 Spring Lane, Bassingbourn | | | |

Мар:



Site description: The site is located on the southern edge of Bassingbourn and adjoins existing low-density residential development to the north, south and west. The site borders open countryside to the east.

The site is heavily wooded, although the promoter has indicated that the site is a redundant rhubarb field.

Current use(s): Heavily wooded.

Proposed use(s): 10-12 dwellings

Site size (ha): South Cambridgeshire: 0.61 ha.

Potential residential capacity: 12 dwellings (30dph)

| LAND | | |
|----------------------|--|---|
| PDL | Would development make use of previously developed land? | RED = Not on PDL |
| Agricultural Land | Would development lead to the loss of the | 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 | T | ı | |
| 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 |
| A O B 4 A | of air quality? | | acceptable. |
| AQMA | Is the site within or | | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | | A14 |
| | the M11 or the | | |
| Pollution | A14? | | AMDED. Advance increases as a black |
| Pollution | Are there potential | | AMBER = Adverse impacts capable of |
| | Odour, light noise and vibration | | adequate mitigation |
| | problems if the site | | Development compatible with neighbouring |
| | is developed, as a | | uses. Some minor to moderate additional |
| | receptor or | | road traffic noise generation impact on |
| | generator | | existing residential due to development |
| | (including | | related car movements but dependent on |
| | compatibility with | | location of site entrance |
| | neighbouring | | location of site officialise |
| | uses)? | | |
| Contamination | Is there possible | | GREEN = Site not within or adjacent to an |
| | contamination on | | area with a history of contamination |
| | the site? | | , and a second s |
| | | | Development not on land likely to be |
| | | | contaminated. Farm buildings on site so |
| | | | may need to be assessed. |
| 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? | | 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 |
| | 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 | | Neutral impact (existing features retained, |
| | and access to | | 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 | ULTURAL HI | |
| Landscape | Will it maintain and | | AMBER = negative impact on landscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | |
| | distinctiveness of | | Minor negative impact (development |
| | landscape | | conflicts with landscape character, minor |
| | character? | | negative impacts incapable of mitigation) - |
| | | | development of the site would result in the |
| | | | encroachment of built development into the |
| | | | enclosed fields that form a soft edge to the |
| | | | village. |
| Townscape | Will it maintain and | | AMBER = negative impact on townscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | |
| | distinctiveness of | | Minor Negative Impact (development |
| | townscape | | conflicts with townscape character, minor |
| | character, including | | negative impacts incapable of mitigation) - |
| | through | | incompatible with linear nature of village. |
| | appropriate design | | |
| | and scale of | | |

| Green Belt | | development? | | |
|--|----------------|---------------------|---|--|
| the development of this site have on Green Belt purposes? Heritage Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: Play Facilities? Gypsy & Traveller Distance: Play Facilities Tisties with part of the site to combert or plot provision. Impact on Green Belt purposes RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts inchapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - site forms an important part of the setting of Grade II* Morden Hall and impact on grade IS* Marys church to north of site. Archaeological potential will require further information but the assumption for a neutral impact is that its likely appropriate mitigation can be achieved through the development process. AMBER = Standard requirements for renewables would apply 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 = <1km or onsite provision 0.4km ACF from centre of the site to Bassingbourn Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. | Groop Bolt | | | GPEEN - No impact or Minor positive |
| 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 within at flood risk? Will it increase the quantity and quality of publically accessible open space? Distance: Play Facilities Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers and Travellers are formed and travellers and travellers and travellers and travellers and travellers and travellers are formed and travellers and traveller | GIEEN DER | | | |
| 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 HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: Play Facilities Gypsy & Will it provide for the rearest value and ravellers and Travellers and Travellers and Travellers and Travellers and Travellers and Travellers are the feature of the setting of salisfactory mitigation, or within the setting of salisfactory mitigation and papers of salisfactory mitigation, and features, with poet natingation and papers of salisfactory mitigation or salisfactory mitigation, salid feature mitigation areas, listed buildings, are formation areas, listed buildings, and features, with poet and features, with poet salid features, with poet salid feature, with poet or within the setting of such sites, buildings and features, with poet salid feature, with poet into the setting of substance in the provision and features, with poet salid feature mitigation and papers of salistactory mitigation. Assets (incapable of salisfactory mitigation, and features, with poet of within and papers of a salisfactory mitigation. Assets (incapable of salisfactor | | · | | Impact on Green Beit purposes |
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| 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 within at flood 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: Distance: Distance: Play Facilities Flood Gypsy & Will it provide for the accommodation needs of Gypsies and Travellier Distance: How far is the nearest plots from the nearest plots and ravelling Showpeople? Distance: How far is the needs of Gypsies and Travellier and travelling Showpeople? Distance: How far is the nearest plots and the size of the site to get the component of the size o | пенкаде | | | |
| 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 within at flood risk? Flood Sport Distance: Outdoor Sport Facilities Distance: Play Facilities Cypsy & Will it provide for the saccommodation needs of Gypsies and Travellers and Travellers Anistorical, archaeological potential will reprovision or grade I St Marys church to north of site. 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. 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. 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 Facilities Facilities Distance: Play Facilities Open Sport facilities? ARBER = Alsumes minimum on-site provision ARBER = Assumes minimum on-site provision One Als Als The one on the provision Als | | 1 | | |
| 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 HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity of publically of custors your facilities? Distance: Play Facilities Distance: Play Facilities Gypsy & Will it provide for the accommodation needs of Gypsies and Travellier and Travellier Distance: How far is the nearest plost and Travellers and Travellers and Travellers Distance: How far is the nearest blost of the form the nearest plost and travellers and Travellers of the mearest plost and the provision to adopted plan plant provision. Mill it provide for the site to great plant provision and the provision of the site to great plant provision and the provision of the site to great plant provision and provision and the provision of the site to great plant provision and the provision of the site to great plant provision and the provision of the site to great plant provision and the provision of the site to great plant provision and the provision of the site to great plant provision and the provision of the site to great plant provision of the site to great plant provision and the provision of the site to great plant provision and the provision of the site to great plant provision and the provision of t | | | | |
| 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 within at flood risk? Will it increase the quantity of publically accessible open space? Distance: Outdoor Sport Facilities Distance: Play Facilities Distance: Play Facilities Open Space Will it provide for the energy resources of children and teenagers? Gypsy & Will it provide for the marest play space for children and Travellier and Travellier shows and Traveller and the sport site of the site to testing of satisfactory mitigation can be satisfactory mitigation of grade II* Morden Hall and impact on the setting of grade II* Morden Hall and impact on grade II* Morden Hall and import on grade II* Morden II* Site May south the assumption for a neutral impact on grade II* St Marys church to north of site. Archaeological potential will require further information but the assumption for a neutral impact on grade II* Margen II* Almaham Hall and import on grade II* Almaham Hall and import on grade II* St Marys church to north of site. Archaeological potential will require further information but the assumption for aneutral impact on grade II* Almaham Hall and import on provision. Significant Negate II* Morden II* Archaeological potential will require further information by actable information of grade II* Almaham Hall and import on grade II* Almaham Hall | | 1 | | • |
| (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 within at flood risk? Flood Zone 1 and no drainage issues that cannot be appropriately of publically accessible open space? Distance: Outdoor Sport Facilities Distance: Play Facilities Gypsy & Will it provide for the accommodation needs of Gypsies and Travelller and Travellers and Travel | | | | Thingaron |
| conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? CLIMATE CHANGE Renewables Renewables Renewables Renewables Will it support the use of renewable energy resources? Flood Risk Is site within at flood risk? CDen Space Will it increase the quantity of publically accessible open space? Distance: Open Sport Facilities Distance: Play Facilities Gypsy & Will it provide for the eaccommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers and Travellers Distance: How far is the nearest bill possible to building and the site bill building showpeople? Distance: How far is the nearest bill possible with out of the site to Comberton Recreation Ground. Assets (incapable of satisfactory mitigation) — site forms an important part of the setting of Grade II Morden Hall and impact on grade I I Morden Hall and impact on grade I St Marys church to north of site. 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. AMBER = Standard requirements for renewables would apply energy resources? 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 = <1km or onsite provision GREEN = <1km or onsite provision AMBER = No Impact No effect on pitch or plot provision. | | | | Significant Negative Impact on historic |
| 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 within at flood risk? Flood Zone 1 and no drainage issues that cannot be appropriately addressed. HUMAN HEALTH AND WELL BEING Open Space Distance: Outdoor Sport Facilities Distance: Play Facilities Gypsy & Will it provide for the energers? Gypsy & Will it provide for Traveller Distance: Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Traveller and teenagest base and Travellers | | ` | | |
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| registered parks and gardens and scheduled monuments)? Bright Standard Sta | | - | | |
| and gardens and scheduled monuments)? Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site within at flood risk? Flood Zone 1 and no drainage issues that cannot be appropriately addressed. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the Cutdoor Sport facilities Distance: Play Facilities Play Facilities Green = <1km or onsite provision GREEN = <1km or onsite provision GREEN = <1km or onsite provision GREEN = <400m GREEN = <1km or onsite to bassingbourn Recreation Ground. GREEN = <1km or onsite or onsite to bassingbourn Recreation Ground. GREEN = <1km or onsite provision AMBER = No Impact No effect on pitch or plot provision. | | | | |
| scheduled monuments)? Information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANGE | | | | , |
| monuments)? impact is that it is likely appropriate mitigation can be achieved through the development process. CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site within at flood risk? Flood Zone 1 and no drainage issues that cannot be appropriately addressed. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the nearest outdoor sports facilities? Distance: Play Facilities Distance: Play Facilities Distance: Play Facilities GREEN = <1km or onsite provision GREEN = <1km or onsite provision GREEN = <400m GREEN = <400m AMBER = No Impact No effect on pitch or plot provision. | | | | |
| CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site within at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: Outdoor Sport Facilities Outdoor Sport Facilities Distance: Play Facilities Distance: Play Facilities Distance: Or children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers or the lost of the site is the site from the nearest bits on the site is the site from the nearest of the site of the | | | | · · · · · · · · · · · · · · · · · · · |
| CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site within at flood 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 Gypsy & Will it provide for thravelling Showpeople? Distance: How far is the accommodation needs of Gypsies and Travellers and Travellers and Travellers District or Distance: How far is the site from the nearest Distance: How far is the site from the nearest Distance: How far is the of the site to Comberton Recreation Ground. Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travellers of the site from the nearest ploys facilities Distance: How far is the site from the nearest Distance: How far is the site from the nearest Distance: How far is the site from the nearest Distance: How far is the site from the nearest | | | | |
| CLIMATE CHANGE Renewables Will it support the use of renewable energy resources? Flood Risk Is site within at flood 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 Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Figure 1. AMBER = Standard requirements for renewables and AMBER = Standard requirements for renewables and AMBER = Standard requirements for renewables would apply AMBER = Standard requirements for renewables would apply AMBER = 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 = <1km or onsite provision 0.4km ACF from centre of the site to Bassingbourn Recreation Ground. GREEN = <400m GREEN = <400m AMBER = No Impact No effect on pitch or plot provision. | | | | |
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| use of renewable energy resources? Flood Risk Is site within at flood risk? Flood Zone 1 and no drainage issues that cannot be appropriately addressed. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the nearest outdoor sports facilities Distance: Play Facilities Facilities 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 = <1km or onsite provision 0.4km ACF from centre of the site to Bassingbourn Recreation Ground. GREEN = <400m GREEN = <400m GREEN = <400m GREEN = No Impact No effect on pitch or plot provision. | Renewables | Will it support the | | AMBER = Standard requirements for |
| Flood Risk Is site within at flood risk? GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed. HUMAN 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 GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Bassingbourn Recreation Ground. GREEN = <400m GREEN = <400m GREEN = <400m AMBER = No Impact No effect on pitch or plot provision. AMBER = No Impact No effect on pitch or plot provision. | | use of renewable | | renewables would apply |
| Flood Zone 1 and no drainage issues that cannot be appropriately addressed. | | energy resources? | | |
| Flood Zone 1 and no drainage issues that cannot be appropriately addressed. HUMAN HEALTH AND WELL BEING Open Space Will it increase the quantity and quality of publically accessible open space? Distance: How far is the nearest outdoor sports facilities How far is the nearest play space for children and teenagers? Distance: Play Facilities GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Bassingbourn Recreation Ground. GREEN = <400m AMBER = No Impact No effect on pitch or plot provision. | Flood Risk | | | GREEN = Flood Zone 1 / low risk |
| Cannot be appropriately addressed. | | flood risk? | | |
| 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 Distance: How far is the nearest outdoor sports facilities? GREEN = <1km or onsite provision | | | | • |
| Open Space Will it increase the quantity and quality of publically accessible open space? Distance: Outdoor Sport Facilities Distance: Play Facilities Outgon Space Will it increase the quantity and quality of publically accessible open space? Distance: Outdoor Sport Facilities? Distance: Play Facilities Outgon Sport Facilities? Distance: Play Facilities Outgon Sport Facilities? Distance: Play Facilities Outgon Sport Facilities? Outgon Sport Facilities From Centre of the site to Substitute From Sport From Centre of the site to Comberton Recreation Ground. Outgon Sport Facilities? Outgon Sport Facilities? Outgon Sport Facilities From Centre of the site to Comberton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. No effect on pitch or plot provision. Outgon Sport Facilities From Centre of the site to Comberton Recreation Ground. Outgon Sport Facilities? Outgon Sport Facilities? Outgon Sport Facilities From Centre of the site to Comberton Recreation Ground. Outgon Sport Facilities From Centre of the site to Comberton Recreation Ground. Outgon Facilities From Centre of the site to Comberton Recreation Ground. Outgon Facilities From Centre of the site to Comberton Recreation Ground. Outgon Facilities From Centre of the site to Comberton Recreation Ground. Outgon Facilities From Centre of the site to Comberton Recreation Ground. Outgon Facilities From Centre of the site to Comberton Recreation Ground. Outgon Facilities From Centre of the site to Comberton Recreation Ground. Outgon Facilities From Centre of the site to Comberton Recreation Ground. Outgon Facilities From Centre of the site to Comberton Recreation Ground. Outgon Facilities From Centre of the site to Comberton Recreation Ground. Outgon Facilities From Centre of the | | | | cannot be appropriately addressed. |
| quantity and quality of publically accessible open space? Distance: How far is the nearest outdoor sports facilities? Distance: Play Facilities Distance: How far is the site from the nearest Distance: How far is the site from the nearest Distance: Facility Facilities Distance: How far is the site from the nearest Distance: Facility Facilities Distance: Facility Facilities Distance: Facility Facilities Distance: Facility Facilities GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Comberton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. Facilities Distance: Facilities G = <400m Facilities Facilities GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Comberton Recreation Ground. Facilities GREEN = <1km or onsite provision O.4km ACF from centre of the site to Comberton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. | | |) | |
| of publically accessible open space? Distance: How far is the nearest outdoor sports facilities? Distance: Play Facilities Will it provide for the accommodation needs of Gypsies and Travelliers and Travelling Showpeople? Distance: How far is the site from the nearest play facilities O.4km ACF from centre of the site to Bassingbourn Recreation Ground. GREEN = <1000 Mill it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travellers and Travelling Showpeople? Distance: How far is the site from the nearest O.4km ACF from centre of the site to Comberton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. | Open Space | | | |
| accessible open space? Distance: How far is the nearest outdoor sport Facilities Play How far is the nearest play space for children and teenagers? Gypsy & Will it provide for Traveller Traveller Distance: How far is the needs of Gypsies and Travellers and Travellers District or Accessible open space? GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Bassingbourn Recreation Ground. GREEN = <400m AMBER = No Impact No effect on pitch or plot provision. G = <400m G = <400m G = <400m | | | | |
| Space? Distance: | | | | provided onsite |
| Distance: Outdoor Sport Facilities Distance: Play Facilities Distance: Distanc | | • | | |
| Outdoor Sport Facilities Distance: Play Facilities Distance: Play Facilities Distance: Play Facilities Distance: Play Facilities Facilities Distance: Play Facilities Distance: Distance: Play Facilities Distance: Distance: Play Facilities Distance: Distance: Distance: Play Facilities Distance: Distance: Distance: Distance: Play Facilities Distance: Distanc | Distant | | | ODEEN Almo an analisa a la la |
| Facilities sports facilities? Distance: Play Facilities Play Facilities Play Facilities Play Facilities Play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers Play Showpeople? Distance: Play How far is the passing bourn Recreation Ground. GREEN = <400m 303m ACF from centre of the site to Comberton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. Gypsy & Travelling Showpeople? Distance: How far is the site from the nearest Play Sport From the nearest Play Sport From Centre of the site to Comberton Recreation Ground. GREEN = <400m 303m ACF from centre of the site to Comberton Recreation Ground. No effect on pitch or plot provision. | | | | GKEEN = <1km or onsite provision |
| Distance: Play Facilities | | | | O Alem ACE from control of the city to |
| Distance: Play Facilities Fac | raciiilles | sports racilities? | | |
| Facilities nearest play space for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travellers and Travelling Showpeople? Distance: District or nearest play space 303m ACF from centre of the site to Comberton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. G = <400m | Dictores: Play | How for in the | | |
| for children and teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or for comberton Recreation Ground. 303m ACF from centre of the site to Comberton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. For a site to Comberton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. For a site to Comberton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. For a site to Comberton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. For a site to Comberton Recreation Ground. | _ | | | GNEEN = <400(II |
| teenagers? Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: How far is the site District or District or Comberton Recreation Ground. AMBER = No Impact No effect on pitch or plot provision. AMBER = No Impact No effect on pitch or plot provision. G = <400m | raciiilies | | | 303m ACE from control of the cite to |
| Gypsy & Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: How far is the site District or From the nearest AMBER = No Impact No effect on pitch or plot provision. For in the site of the | | | | |
| Traveller the accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: District or the accommodation No effect on pitch or plot provision. No effect on pitch or plot provision. For plot provision. Solution For plot provision. Solution For plot provision. | Gyney & | • | | |
| accommodation needs of Gypsies and Travellers and Travelling Showpeople? Distance: How far is the site District or from the nearest No effect on pitch or plot provision. No effect on pitch or plot provision. G = <400m | | • | | ANIDEN - NO IMPACE |
| needs of Gypsies and Travellers and Travelling Showpeople? Distance: How far is the site District or from the nearest G = <400m | Taveller | · - | | No effect on pitch or plot provision |
| and Travellers and Travelling Showpeople? Distance: How far is the site District or from the nearest G = <400m | | | | 140 officer of pier provision. |
| Travelling Showpeople? Distance: How far is the site District or from the nearest G = <400m | | | | |
| Showpeople? Distance: How far is the site District or from the nearest G = <400m | | | | |
| Distance: How far is the site $G = <400m$ District or from the nearest | | _ | | |
| District or from the nearest | Distance: | | | G = <400m |
| | District or | | | - 1.00 |
| | Local Centre | | | 210m ACF from the centre of the site to th |

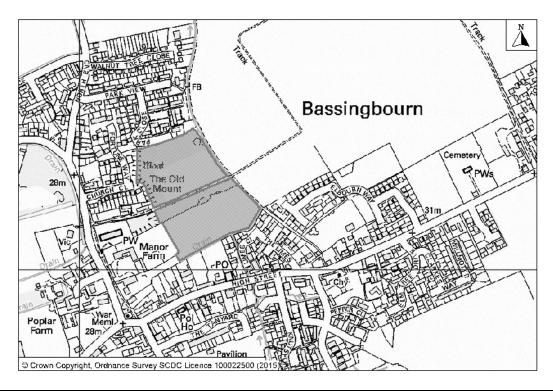
| | 1 . 0 | |
|-----------------|------------------------|--|
| | centre? | King Edward VII pub central in relation to |
| Diotonos: Cit.: | How far is the site | services and facilities within the village. |
| Distance: City | | R =>800m |
| Centre | from edge of | |
| | defined Cambridge | |
| Diatanasi CD | City Centre? | C .400m |
| Distance: GP | How far is the | G = <400m |
| Service | nearest health | 200m ACE from control of oits to The |
| | centre or GP | 268m ACF from centre of site to The |
| Marri anal | service? | Surgery, Bassingbourn. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | No feelisies leet and as new feelisies |
| | 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?) | CDEEN Douglapment would not look to |
| 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 |
| | | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| Integration | How well would the | development. AMBER = Adequate scope for integration |
| with Existing | development on | with existing communities |
| Communities | the site integrate | with existing communities |
| Communices | with existing | |
| | communities? | |
| ECONOMY | - Communication | |
| 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 | Watapio Bopiivation 2010. |
| | Abbey Ward and | |
| | Kings Hedges? | |
| | Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| 3569 | shopping | vitality and viability of existing centres |
| | hierarchy, | l significant state of the stat |
| | 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? | The state of the s |
| | How far is the | RED = >3km |
| Employment - | | |

| A a a a a : la : !! ! | | |
|-----------------------|---------------------|--|
| Accessibility | nearest main | 16 2km ACE form control of site to Court |
| | employment | 16.3km ACF form centre of site to South |
| | centre? | Cambridgeshire 008A (Cambourne |
| Crowley are a set | Mould | Business 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? | ODEEN Eviation infrareduced 19 1 4 1 |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient |
| | in key community | Miles and Hallatine distance to the state of |
| | services and | Minor Utilities Infrastructure improvements |
| | infrastructure, | required, but constraints can be addressed. |
| | including | There is insufficient spare mains water |
| | communications | capacity within the distribution zone to |
| | infrastructure and | supply the number of proposed properties |
| | broadband? | which could arise if all the SHLAA sites |
| | | within the zone were to be developed. The |
| | | sewerage network is approaching capacity |
| F 1 (* | 1 1 (1 (1) | and will require mitigation. |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| | capacity? | 0 1 1 2 2 4 6 6 1 4 |
| | | School capacity not sufficient, but |
| | | significant issues can be adequately |
| D: / | | addressed. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | 700 4074 |
| School | school? | 738m ACF from centre of site to |
| D: / | | Bassingbourn Primary School. |
| Distance: | How far is the | G = Within 1km (or site large enough to |
| Secondary | nearest secondary | provide new) |
| School | school? | O Clare A OF frame and the of all t |
| | | 0.6km ACF from centre of site to |
| TDANODOST | | Bassingbourn Village College. |
| TRANSPORT | Mhatture of our | DED. No eveling providing are a sucle large |
| 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 |
| LIODT | la thana 11°1- | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| Occasion 1.1 | of site)? | AMPED Occurs 40.444 |
| 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 | |

| | T | |
|-----------------|------------------------|---|
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail | | |
| station | | 233m ACF from the centre of the site to the |
| | | nearest bus stop |
| Frequency of | | R = Less than hourly service (0) |
| Public | | , , |
| Transport | | |
| Public | | G = 21 to 30 minutes (4) |
| transport | | ` , |
| journey time to | | 29 minutes from Guilden Morden to |
| City Centre | | Cambridge. |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | () |
| Centre | | 8.29km ACF from the centre of the site to |
| | | Royston Market. |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | |
| Station | proposed train | 2,891m ACF from centre of the site to |
| | station? | Royston Station. |
| Access | Will it provide safe | GREEN = No capacity / access constraints |
| 7.0000 | access to the | identified that cannot be fully mitigated |
| | highway network, | lacitimed that earmer be fully finingated |
| | where there is | |
| | available capacity? | |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| i aciiilics | safer for public | |
| | transport, walking | |
| | | |
| | or cycling facilities? | |

| Minor Rural Centre | | | |
|---------------------------------|--|--|--|
| Site reference number(s): SC324 | | | |
| Consultation Reference numbers: | | | |
| et | | | |
| | | | |

Мар:



Site description: The site is located on the eastern edge of Bassingbourn and adjoins existing residential development to the north, west and south. The site borders agricultural fields to the east. A track runs through the centre of the site in an east-west direction. The site is two agricultural fields bordered by mature trees and hedges. The site also includes two densely wooded areas.

The southern half of the site is also included as part of site 059.

Current use(s): The site is consists of agricultural land and densely wooded areas. The promoter describes the northern half of the site as waste ground.

Proposed use(s): Residential development with village hall, public car park, and relocated Spar shop with parking and turning space for lorries.

Site size (ha): South Cambridgeshire: 3.89 ha.

Potential residential capacity: 57 dwellings (30 dph)

| 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. |
| POLLUTION | | |
| Air Quality | Would the development of the sites result in an adverse impact/worsening of air quality? | GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| AQMA | Is the site within or near to an AQMA, the M11 or the A14? | GREEN = >1,000m of an AQMA, M11, or A14 |
| Pollution | Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | AMBER = Adverse impacts capable of adequate mitigation Development compatible with neighbouring uses. Some minor to moderate additional road traffic noise generation 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) The site would require investigation due to historic maps indicating some infilled land. Potential for benefits through remediation of any 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 be achieved through the development process, e.g. as part of Sustainable Drainage Systems (SuDS). |
| BIODIVERSITY | , | |
| Designated Sites | Will it conserve protected species and protect sites | 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 | | |
| | interest, and | | |
| | geodiversity? | | |
| | (Including | | |
| | International and | | |
| | locally designated | | |
| | sites) | | |
| Biodiversity | Would | | AMBER = Development would have a |
| Diodiversity | development | | negative impact on existing features or |
| | reduce habitat | | network links but capable of appropriate |
| | | | |
| | fragmentation, | | mitigation |
| | enhance | | |
| | native species, and | | Assumptions for a neutral impact are that |
| | help deliver habitat | | existing features that warrant retention can |
| | restoration (helping | | be retained or appropriate mitigation will be |
| | to achieve | | achieved through the development process. |
| | Biodiversity Action | | |
| | 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 | | Tices capable of appropriate fillingation |
| | | | The cite includes a protected horse chestaut |
| | by a Tree | | The site includes a protected horse chestnut |
| | Preservation Order | | tree. |
| 0 | (TPO)? | | AMPED No simplification (197 |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| | and green spaces, | | of appropriate mitigation |
| | through delivery of | | |
| | and access to | | Neutral impact (existing features retained, |
| | green | | or appropriate mitigation possible). |
| | infrastructure? | | Assumptions for a neutral impact include |
| | | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | development process. |
| LANDSCAPE | TOWNSCAPE AND C | UI TURAL HI | |
| Landscape | Will it maintain and | OLI ORAL III | AMBER = negative impact on landscape |
| Lanuscape | enhance the | | character, incapable of mitigation. |
| | | | Gharaoter, incapable of fillingation. |
| | diversity and | | Minor pagativa impagat (dayalarasat |
| | distinctiveness of | | Minor negative impact (development |
| | landscape | | conflicts with landscape character, minor |
| | character? | | negative impacts incapable of mitigation) - |
| | | | development of the site would result in the |
| | | | encroachment of built development into the |
| | | | enclosed fields that form a soft edge to the |
| | | | village and provide a rural setting for the |
| | | | listed buildings and conservation area, and |
| | | | would also change the rural character of this |
| | | | wooded and enclosed area of the village. |
| | <u> </u> | | |

| 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 be contrary |
| | appropriate design | | to the pattern of single depth development |
| | and scale of | | in the historic core of this part of village. |
| | development? | | |
| Green Belt | What effect would | | GREEN = No impact or Minor positive |
| | the development of | | impact on Green Belt purposes |
| | this site have on | | |
| | Green Belt | | |
| | purposes? | | |
| Heritage | Will it protect or | | 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 | | - development of the site is likely to have a |
| | buildings, | | significant adverse impact on the settings of |
| | registered parks | | the listed buildings and the Conservation |
| | and gardens and | | Area. Archaeological potential will require |
| | scheduled | | further information but the assumption for a |
| | monuments)? | | neutral impact is that it is likely appropriate |
| | | | mitigation can be achieved through the |
| | | | development process. |
| 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 |
| | | | The majority of the site is Flood Zone 1. |
| | | | The majority of the site is Flood Zone 1. There are small areas of Flood Zones 2, 3a |
| | | | and 3b along the eastern boundary, part of |
| | | | the southern boundary and also running |
| | | | east-west across the centre of the site. |
| HIIMAN HEALT | ⊥ ΓH AND WELL BEING | <u> </u> | Cast-west across the Centre Of the Site. |
| 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 |
| | accessible open | | provided offsite |
| | space? | | |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | | ONZER - CHAIT OF OHORO PROVISION |
| Facilities | sports facilities? | | 0.4km ACF from centre of the site to |
| . dominos | oporto idollitico: | | Bsssingbourn Recreation Ground. |
| Distance: Play | How far is the | | GREEN = <400m or onsite provision |
| Facilities | nearest play space | | OTTELIA - NEGOTI OF OFISION PROVISION |
| i dominos | Thousast play space | | |

| | 1 | |
|----------------|----------------------|--|
| | for children and | 129m ACF from centre of the site to land |
| _ | teenagers? | east of Fortune Way, Bassingbourn. |
| 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 | G = <400m |
| District or | from the nearest | |
| Local Centre | District or Local | 226m from nearest centre ACF |
| Local Contro | centre? | (Bassingbourn, High Street) |
| | CCHIIC: | (Dassingbourn, Flight Street) |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | K = >000III |
| Cernie | defined Cambridge | |
| | City Centre? | |
| Distance: GP | How far is the | A = 400 - 800m |
| Service | nearest health | A = 400 - 600111 |
| Service | | 107m ACE from control of site to The |
| | centre or GP | 487m ACF from centre of site to The |
| | service? | Surgery, Bassingbourn |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | |
| | services and | New facilities or improved existing facilities |
| | facilities including | are proposed of minor benefit. The promoter |
| | health, education | has indicated that the site will include a |
| | and leisure (shops, | relocated Spar shop with public car park. |
| | 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? | · |
| | | New village hall is proposed. |
| Integration | How well would the | AMBER = Adequate scope for integration |
| with Existing | development on | with existing communities |
| Communities | the site integrate | ozuoung communico |
| | 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 |
| (Carribriage) | and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | • | manipie 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 | shopping | vitality and viability of existing centres. |
| | hierarchy, | Vitality and viability of existing centres. |
| | , , | Development would have no offeet an |
| | supporting the | Development would have no effect on |
| | vitality and viability | vitality or viability of existing centres. The |
| | of Cambridge, | indicator is likely to apply particularly to sites |
| | town, district and | which include retail, offices, or leisure uses. |
| | local centres? | |
| Employment - | How far is the | RED = >3km |
| Accessibility | nearest main | |
| | employment | 15.3km ACF from centre of site to South |
| | centre? | Cambridgeshire 008A (Cambourne |
| | | Business Park) |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| Lana | in the loss of | lo for omployment development |
| | employment land, | Development would have no effect on |
| | or deliver new | employment land or premises. |
| | | employment land of premises. |
| Litilition | employment land? | CDEEN Eviating infrastructure likely to be |
| 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 capacity within |
| | communications | the distribution zone to supply the total |
| | infrastructure and | number of proposed properties which could |
| | broadband? | arise if all the SHLAA sites with 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? | containe can be appropriately imagated |
| | capacity: | School capacity not sufficient, but significant |
| | | issues can be adequately addressed. |
| Distance: | How far is the | A = 400 - 800m |
| | | A = 400 - 600111 |
| Primary School | nearest primary school? | COOm ACE from control of site to |
| School | SCHOOL? | 628m ACF from centre of site to |
| Distance | Ham for to the | Bassingbourn Community Primary 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 |
| | | Bassingbourn Village College. |
| TRANSPORT | | |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| | routes are | less than 1.5m width with medium volume of |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | high cycle accident rate to access local |
| | | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | i ranoport (at cage | |

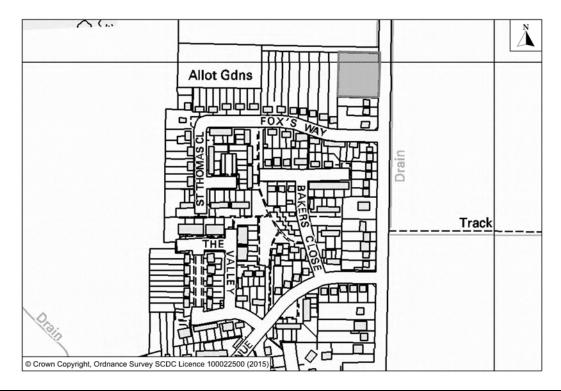
| | of site)? | |
|-----------------|------------------------|--|
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport | mechanism has | GREEN - GCOIC 19-13 HOIII 4 CIRCIIA BCIOW |
| Score (SCDC) | been developed to | Total Score of 16 |
| 00010 (0000) | consider access to | Total ocole of To |
| | and quality of | UPDATE: Score updated from 18 to 16 to |
| | public transport, | reflect total of the scores below. |
| | and cycling. Scores | Tonoct total of the cooled polow. |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | Tour ornaria solowi | GG = Within 400m (6) |
| stop / rail | | 33 = William 188111 (8) |
| station | | 251m to nearest bus stop ACF |
| otation. | | (Bassingbourn, The Limes) |
| Frequency of | | RR= Less than hourly service (0) |
| Public | | 2000 man noun, 0011100 (0) |
| Transport | | Less than hourly service (127 service) |
| Public | | G = 21 to 30 minutes (4) |
| transport | | (-) |
| journey time to | | 20-25 Minutes (Bassingbourn, The Limes to |
| City Centre | | Royston, Bus Station) |
| Distance for | | GG = Up to 5km (6) |
| cycling to City | | (-) |
| Centre | | 4.44km ACF to Royston |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | |
| Station | proposed train | 3,619m ACF from centre of the site to |
| | station? | Royston 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 |
| | | promoter has indicated that the primary |
| | | access to the site will be created by |
| | | demolishing the existing Spar shop and the |
| | | barn/garage at 37 High Street. Secondary |
| | | access will also be provided via Church |
| | | Close and Park Close. |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

Site Information Development Sequence Minor Rural Centre Site reference number(s): SC004

Consultation Reference numbers: 42 (I&O 2012)

Site name/address: Land adjacent to north of 69 Long Road, Comberton, CB23 7DG

Мар:



Site description: Amenity land used as an extension to the garden of 69 Long Road. Hedges to boundaries some trees on site. To the north of the village and almost adjacent to site 158.

Current use(s): Extension to garden of 69 Long Road

Proposed use(s): Residential development for 10 houses

Site size (ha): South Cambridgeshire: 0.32 ha

Potential residential capacity: 10 dwellings (30 dph net)

| 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) - small site but all Grade 2. |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |

| | sterilisation of | cofoguerded erec |
|---------------|---------------------------------------|--|
| | economic mineral | safeguarded area. |
| | reserves? | |
| POLLUTION | reserves? | |
| Air Quality | Would the | CDEEN Minimal no impact reduced |
| All 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 | Alt |
| | A14? | |
| Pollution | Are there potential | GREEN = No adverse effects or capable of |
| 1 ondion | Odour, light noise | full mitigation |
| | and vibration | Tun Tinigation |
| | 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? | · |
| 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? | 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. Almost all of site |
| | , | included within a protection zone. |
| BIODIVERSITY | 1 | CDEEN Door not contain to not all and |
| 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 greenspace. No or negligible impacts. |
| | conservation | greenspace. No or negligible impacts. |
| | interest, and | |
| | geodiversity? | |
| | (Including | |
| | International and | |
| | locally designated | |
| | sites) | |
| Biodiversity | Would | AMBER = Development would have a |
| Discursions | development | negative impact on existing features or |
| | reduce habitat | network links but capable of appropriate |
| | Toddoc Habitat | notwork links but capable of appropriate |

| | fragmentation, | | mitigation |
|----------------|--|---------------|--|
| | enhance native species, and help deliver habitat | | Assumptions for a neutral impact are that existing features that warrant retention can |
| | restoration (helping | | be retained or appropriate mitigation will be |
| | to achieve | | achieved through the development process. |
| | Biodiversity Action | | |
| | Plan targets, and | | |
| | maintain connectivity | | |
| | between green | | |
| | infrastructure)? | | |
| TPO | Are there trees on | | GREEN = Site does not contain or adjoin |
| | site or immediately | | any protected trees |
| | adjacent protected | | |
| | by a Tree Preservation Order | | |
| | (TPO)? | | |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| | and green spaces, | | of appropriate mitigation |
| | through delivery of and access to | | Neutral impact (existing features retained, |
| | green | | or appropriate mitigation possible). |
| | infrastructure? | | Assumptions for a neutral impact include |
| | | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| LANDSCADE | | III TUDAL III | development process. |
| Landscape | TOWNSCAPE AND C Will it maintain and | ULTUKAL HI | GREEN = No impact (generally compatible, |
| Landscape | 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 |
| | Character: | | 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 would have an adverse impact on Green Belt purposes regarding |
| | | | the setting, scale and character of |
| | | | Comberton by increasing the footprint of the |
| | | | village and so causing a loss of rural |
| | | | character. Development of this site would |
| | | | extend the linear estate housing of Long |
| | | | Road further to the north into open countryside with a strong rural character |
| | | | away from the village centre. Development |
| | | | would have some adverse effect on the |
| | | | landscape setting of Comberton but this is |
| | | | capable of mitigation given the small size of |
| | | | the site and its robust landscaping. |

| | _ | |
|----------------|--------------------------------------|---|
| 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 | |
| | 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 |
| | dovolopinone. | achieved through the development process. |
| | | Development unlikely to affect the |
| | | townscape character of Comberton given |
| | | the small size of the site and its robust |
| | | landscaping. |
| Green Belt | What effect would | AMBER = negative impact on Green Belt |
| | the development of | purposes |
| | this site have on | F sup 2000 |
| | 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 | | AMPED OL I I I I I |
| Renewables | Will it support the | AMBER = Standard requirements for |
| | use of renewable | renewables would apply |
| Flood Risk | energy resources? Is site within at | GREEN = Flood Zone 1 / low risk |
| FIOOD KISK | flood risk? | GREEN = Flood Zone 1 / low risk |
| | HOOG HSK! | Site in Flood Zone 1 and no drainage issues |
| | | that cannot be appropriately addressed. |
| HUMAN HEALT | TH AND WELL BEING | That builtion be appropriately addressed. |
| Open Space | Will it increase the | GREEN = Assumes minimum on-site |
| | quantity and quality | provision to adopted plan standards is |
| | of publically | provided onsite |
| | accessible open | · |
| | space? | |
| Distance: | How far is the | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | <u>'</u> |
| Facilities | sports facilities? | 0.6km ACF from centre of the site to |
| | | Comberton Recreation Ground. |
| Distance: Play | How far is the | AMBER = 400 -800m |
| Facilities | nearest play space | |

| | 1, .,, | 050 1051 |
|----------------|----------------------|--|
| | for children and | 652m ACF from centre of the site to |
| | teenagers? | Comberton Recreation Ground. |
| Gypsy & | Will it provide for | AMBER = No Impact |
| Traveller | the | |
| | accommodation | |
| | needs of Gypsies | |
| | and Travellers and | |
| | Travelling | |
| | Showpeople? | |
| Distance: | How far is the site | R =>800m |
| District or | from the nearest | K =>000III |
| | | 1.000m from the control of the cite to the |
| Local Centre | District or Local | 1,020m from the centre of the site to the |
| | centre? | main cross roads, a central point in the |
| | | village surrounded by 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 | A =400 - 800m |
| Service | nearest health | |
| | centre or GP | 796m ACF from centre of site to Comberton |
| | service? | Surgery. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| Facilities | | Salistacioty miligation proposed). |
| | of key local | No facilities last and as your facilities |
| | 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 | |
| | 169011 III | |

| | development in | |
|--------------------|------------------------|--|
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| 5 | 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? | which include retail, offices, of leisure uses |
| Crossles (research | | RED = >3km |
| Employment - | How far is the | RED = >3KM |
| Accessibility | nearest main | 401 4057 |
| | employment | 4.2km ACF from centre of site to Cambridge |
| | centre? | 007D (West Cambridge) |
| 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 |
| | S. Gaasa.ra. | within the zone were to be developed. The |
| | | sewerage network is at capacity and will |
| | | require mitigation. |
| Education | Is there sufficient | GREEN= Non-residential development / |
| | education | · · |
| Capacity | | surplus school places |
| | capacity? | Inaufficient apare school car sait that |
| | | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | Current spare capacity at the local primary |
| | | School. Secondary places deficit is being |
| | | addressed by the construction of a new |
| | | school at Cambourne to relieve Comberton |
| | | VC. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | |
| School | school? | 641m ACF from centre of site to Meridian |
| | | Primary School, Comberton. |
| Distance: | How far is the | A = 1 to 3 km |
| Secondary | nearest secondary | |
| School | school? | 1.6km ACF from centre of site to Comberton |
| 3011001 | 30110011 | Village College. |
| TRANSPORT | | vinage Conege. |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| Cycle Noules | | less than 1.5m width with medium volume of |
| | routes are | icoo man iloni widii widi medidii voldine ol |

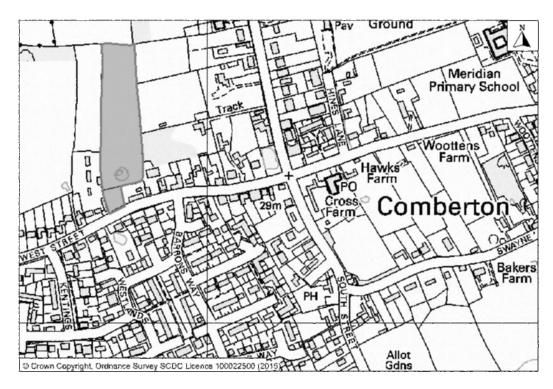
| | accessible near to the site? | traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. |
|---|--|--|
| HQPT | Is there High Quality Public Transport (at edge of site)? | RED = Service does not meet the requirements of a high quality public transport (HQPT) |
| 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 13. |
| Distance: bus stop / rail station | | 0 = Within 800m (3) 622m ACF from the centre of the site to the |
| Station | | nearest bus stop. |
| Frequency of Public Transport | | R = Hourly service (2) |
| Public transport journey time to City Centre | | G = 21 to 30 minutes (4) 23 Minutes from Comberton to Cambridge. |
| Distance for cycling to City Centre | | G = 5km to 10km (4) 6.24km 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? | 7,362m ACF from centre of the site to Cambridge 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. A junction located on Long 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? | AMBER = No impacts |

| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC079 | |

Consultation Reference numbers:

Site name/address: 40 - 48 West Street, Comberton

Мар:



Site description: Field bounded by hedges with trees to the north of houses fronting onto West Street adjoining fields to the west, north and east. Pond on the southern part of the site. Street frontage to West Street is wooded. Adjoins sites 080 and 181.

Current use(s): Field

Proposed use(s): 27-30 residential houses

Site size (ha): South Cambridgeshire: 1.42 ha.

Potential residential capacity: 29 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) - small | |
| | versatile | | site but all Grade 2. | |
| | agricultural land? | | | |

| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
|---------------|---|--|
| winerais | sterilisation of | safeguarded area. |
| | economic mineral | Salegualueu alea. |
| | reserves? | |
| POLLUTION | 16361763 : | <u> </u> |
| 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 | |
| 5 11 11 | A14? | |
| Pollution | Are there potential | GREEN = No adverse effects or capable of |
| | Odour, light noise | full mitigation |
| | and vibration | Dayalanment compatible with naighbouring |
| | problems if the site is developed, as a | Development compatible with neighbouring uses. |
| | receptor or | uses. |
| | generator | |
| | (including | |
| | compatibility with | |
| | neighbouring | |
| | uses)? | |
| Contamination | Is there possible | GREEN = Site not within or adjacent to an |
| | contamination on | area with a history of contamination. |
| | the site? | · |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | |
| | 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 and will mitigate any |
| | | impact on groundwater. Almost all of site included within a protection zone. |
| BIODIVERSITY | | moladed within a protection zone. |
| 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 reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve | | 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. |
|-------------------------|---|-----------|---|
| | Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? | | |
| 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, TO | OWNSCAPE AND CU | LTURAL HE | |
| Landscape | Will it maintain and enhance the diversity and distinctiveness of landscape character? | | 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 falls within an area where development would have an adverse impact on Green Belt purposes. Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the landscape setting of Comberton. |
| Townscape | Will it maintain and enhance the diversity and distinctiveness of townscape character, including | | AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation). |

| Green Belt | through appropriate design and scale of development? What effect would the development of this site have on Green Belt | Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the townscape of Comberton. AMBER = negative impact on Greenbelt purposes |
|---------------|--|---|
| Heritage | 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)? | AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) — Adverse effect on character of CA due to introduction of backland development and possible loss of mature hedge and trees prominent in the streetscape, approach to core of the village and CA, and in settings of listed buildings. The site is within 20 metres of 40 West Street which is listed Grade II. Major adverse effect on settings of LBs at 38, 40 and 54 West Street (Grade II) and Manor House on Green End (Grade II) due to possible loss of mature hedge and trees prominent in the streetscape and the loss of openness and rural character of backdrops and skylines. Impact could be partly mitigated by retention of hedgerows and trees. 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 CHANG | GE | development process. |
| Renewables | Will it support the use of renewable energy resources? | AMBER = Standard requirements for renewables would apply |
| Flood Risk | Is site within at flood risk? | GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | 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. |

| | snace? | |
|---------------------------------------|-----------------------|--|
| Distance: | space? How far is the | GPEN - <1km or opoito provision |
| | | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | O Flom ACE from control of the city to |
| Facilities | sports facilities? | 0.5km ACF from centre of the site to |
| | | Comberton Recreation Ground. |
| Distance: Play | How far is the | AMBER = 400 - 800m |
| Facilities | nearest play space | |
| | for children and | 477m ACF from centre of the site to Skate |
| | teenagers? | Park at Comberton Recreation Ground. |
| Gypsy & | Will it provide for | AMBER = No Impact |
| Traveller | the | ' |
| | accommodation | No effect on pitch or plot provision. |
| | needs of Gypsies | process on priority process. |
| | and Travellers and | |
| | Travelling | |
| | | |
| Distance | Showpeople? | G = <400m |
| Distance: | How far is the site | G = <400III |
| District or Local | from the nearest | 000 |
| Centre | District or Local | 266m from the centre of the site to the main |
| | centre? | cross roads, a central point in the village |
| | | surrounded by 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 | A = 400 - 800m |
| Service | nearest health | 77 = 100 000111 |
| OCIVIOC | centre or GP | 424m ACF from centre of site to Comberton |
| | service? | |
| Va. Laaal | | Surgery. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | |
| | services and | No facilities lost, and no new facilities |
| | facilities including | proposed directly as a result of the |
| | health, education | development. |
| | and leisure (shops, | |
| | post offices, pubs | |
| | etc?) | |
| Community | Will it encourage | GREEN = Development would not lead to |
| Facilities | and enable | the loss of any community facilities or |
| | engagement in | replacement / appropriate mitigation |
| | community | possible. |
| | activities? | |
| | douvidos: | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| | | ' ' |
| Intogration!tl | How wall was dal the | development. |
| Integration with | How well would the | AMBER = Adequate scope for integration |
| 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 |
| · · · · · · · · · · · · · · · · · · · | 11 | <u> </u> |

| | 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? | which include retail, offices, of leisure uses |
| Employment - | How far is the | RED = >3km |
| | | KED = >3KIII |
| Accessibility | nearest main | Follow ACE from control of cital to Complyides |
| | employment | 5.3km ACF from centre of site to Cambridge |
| | centre? | 007D (West Cambridge) |
| 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 at capacity and will |
| | | require 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. |
| | | Current spare capacity at the local primary |
| | | School. Secondary places deficit is being |
| | | addressed by the construction of a new |
| | | school at Cambourne to relieve Comberton |
| | | VC. |
| Distance: | How far is the | A = 400 - 800m |
| Primary School | nearest primary | // = 100 000m |
| | school? | 628m ACF from centre of site to Meridian |
| | 3011001. | Primary School, Comberton. |
| | | i illiary Scribbi, Combellon. |

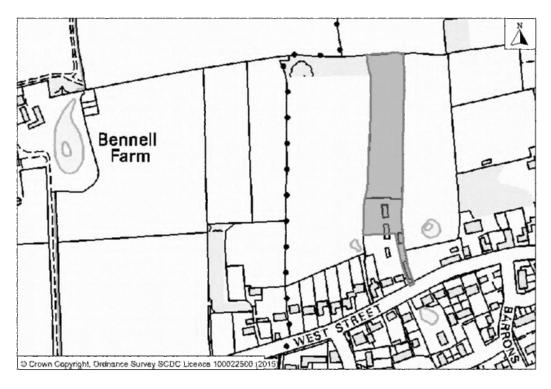
| Distance: Secondary | How far is the nearest secondary | G = Within 1km (or site large enough to provide new) |
|--------------------------------|--|--|
| School | school? | 0.5km ACF from centre of site to Comberton |
| TRANSPORT | | Village College. |
| Cycle Routes | What type of cycle routes are 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)? | RED = Service does not meet the requirements of a high quality public transport (HQPT) |
| Sustainable | Scoring | GREEN = Score 15-19 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 16. |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail station | | 214m ACF from the centre of the site to the nearest bus stop. |
| Frequency of Public Transport | | R = Hourly service (2) |
| Public transport | | G = 21 to 30 minutes (4) |
| journey time to City Centre | | 23 Minutes from Comberton to Cambridge. |
| Distance for | | G = 5km to 10km (4) |
| cycling to City Centre | | 7.34km 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? | 8,134m ACF from centre of the site to Foxton 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. A junction located on West Street 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 | AMBER = No impacts |

or cycling facilities?

| | Site Information | | |
|---------------------------------|---------------------------------|--------------------|--|
| | Development Sequence | Minor Rural Centre | |
| Site reference number(s): SC080 | | | |
| | Consultation Reference numbers: | | |

Site name/address: 50 - 54 West Street, Comberton

Мар:



Site description: Field with outbuildings, hedges and trees to the north of houses on West Street. Bounded by fields to the west, north and east. Adjoins sites 181 and 079.

Current use(s): Field

Proposed use(s): Residential houses

Site size (ha): South Cambridgeshire: 0.89 ha.

Potential residential capacity: 18 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) - small site but all Grade 2. | |
| Minerals | Will it avoid the | | GREEN = Site is not within an allocated or | |

| | otorilioction of | cofoguarded area |
|-----------------------|---------------------------------------|---|
| | sterilisation of | safeguarded area. |
| | economic mineral | |
| DOLLUTION. | reserves? | |
| POLLUTION Air Quality | Would the | CDEEN Minimal no impact reduced |
| Air Quality | development of the sites result in an | GREEN = Minimal, no impact, reduced 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 |
| 7131111 | 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. Development compatible with |
| | and vibration | neighbouring uses. |
| | problems if the site | |
| | is developed, as a | |
| | receptor or | |
| | generator | |
| | (including | |
| | compatibility with | |
| | neighbouring | |
| Contomination | uses)? | CDEEN Site not within an ediceant to an |
| Contamination | Is there possible contamination on | GREEN = Site not within or adjacent to an area with a history of contamination. |
| | the site? | area with a history of contamination. |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| vvator | where possible | mitigation |
| | enhance the quality | Imagadon |
| | 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 and will mitigate any |
| | | impact on groundwater. Almost all of site |
| | | included within a protection zone. |
| BIODIVERSITY | | CODEEN 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 |
| | nature 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 |
| | 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 | | 3 |
| | Plan targets, and | | |
| | maintain | | |
| | connectivity | | |
| | between green | | |
| | infrastructure)? | | |
| TPO | Are there trees on | | CREN - Site does not contain or adjain |
| IPO | | | GREEN = Site does not contain or adjoin |
| | site or immediately | | any protected trees |
| | adjacent protected | | |
| | by a Tree | | |
| | Preservation Order | | |
| | (TPO)? | | |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| | and green spaces, | | of appropriate mitigation |
| | through delivery of | | |
| | and access to | | Neutral impact (existing features retained, |
| | green | | or appropriate mitigation possible). |
| | infrastructure? | | Assumptions for a neutral impact include |
| | | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | development process. |
| LANDSCAPE, | TOWNSCAPE AND C | ULTURAL HI | |
| Landscape | Will it maintain and | | AMBER = negative impact on landscape |
| | enhance the | | character, incapable of mitigation. |
| | diversity and | | σ σ σ σ σ σ σ σ σ σ σ σ σ σ σ σ σ σ σ |
| | distinctiveness of | | Minor Negative Impact (Development |
| | landscape | | conflicts with landscape character, minor |
| | character? | | negative impacts incapable of mitigation). |
| | Character: | | The site falls within an area where |
| | | | development would have an adverse impact |
| | | | on Green Belt purposes. Development |
| | | | would cause a loss of part of the area of |
| | | | · · |
| | | | long gardens, and small fields which form a |
| | | | soft edge to the village. It would also |
| | | | introduce development in depth north of |
| | | | West Street in the part of the village which |
| | | | retains its linear nature in this location. |
| | | | Development would have an adverse effect |
| | | | on the landscape setting of Comberton. |
| 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). |
| 1 | through | | Development would cause a loss of part of |
| | | | the area of long gardens, and small fields |

| | and scale of development? | | which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the townscape of Comberton. |
|--|---|----------|---|
| Green Belt | What effect would the development of this site have on Green Belt purposes? | | AMBER = negative impact on Greenbelt purposes |
| Heritage | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | | AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms a part of the setting of a nearby Listed Building. 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 within at flood risk? | | GREEN = Flood Zone 1 / low risk Site in 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 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 Comberton Recreation Ground. |
| Distance: Play Facilities | How far is the nearest play space for children and teenagers? | | AMBER = 400 - 800m 523m ACF from centre of the site to Skate Park at Comberton Recreation Ground. |
| Gypsy & Traveller | Will it provide for the accommodation needs of Gypsies and Travellers and Travelling | | AMBER = No Impact. No effect on pitch or plot provision. |

| | Showpeople? | |
|-----------------------|--------------------------------|--|
| Distance: | How far is the site | G = <400m |
| Distance. District or | from the nearest | G = \400111 |
| Local Centre | District or Local | 314m from the centre of the site to the main |
| Local Certife | centre? | cross roads, a central point in the village |
| | Cerille: | surrounded by services and facilities. |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | K = 2000III |
| Contro | defined Cambridge | |
| | City Centre? | |
| Distance: GP | How far is the | A = 400 - 800m |
| Service | nearest health | 71 100 000111 |
| 00.7.00 | centre or GP | 456m ACF from centre of site to Comberton |
| | service? | Surgery. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | ganon propossay. |
| | services and | No facilities lost, and no new facilities |
| | facilities including | proposed directly as a result of the |
| | health, education | development. |
| | and leisure (shops, | ' |
| | post offices, pubs | |
| | etc?) | |
| Community | Will it encourage | GREEN = Development would not lead to |
| Facilities | and enable | the loss of any community facilities or |
| | engagement in | replacement / appropriate mitigation |
| | community | possible |
| | activities? | |
| | | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| | | development. |
| Integration | How well would the | RED = Limited scope for integration with |
| with Existing | development on | existing communities / isolated and/or |
| Communities | the site integrate | separated by non-residential land uses |
| | with existing | The site lies to the rear of an area |
| | communities? | characterised by linear development, away |
| FOOLIGIES | | from the street frontage. |
| ECONOMY | Doop it address. | AMPED Not within an adia-act 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 | GREEN = No effect or would support the |
| - Shopping | shopping | vitality and viability of existing centres. |
| | hierarchy, | Them, and habinity of onloning controls |
| | supporting the | Development would have no effect on |
| | | |

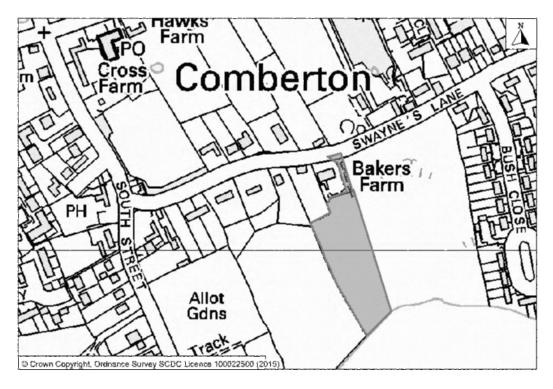
| | T | |
|---------------|------------------------|--|
| | vitality and viability | vitality or viability of existing centres. The |
| | of Cambridge, | indicator is likely to apply particularly to sites |
| | town, district and | which include retail, offices, or leisure uses |
| | local centres? | |
| Employment - | How far is the | RED = >3km |
| Accessibility | nearest main | |
| | employment | 5.4km ACF from centre of site to Cambridge |
| | centre? | 007D (West Cambridge) |
| 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 |
| Cumuoo | level of investment | sufficient |
| | in key community | Sumoient |
| | 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 at capacity and will |
| | | require 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. |
| | | Current spare capacity at the local primary |
| | | School. Secondary places deficit is being |
| | | addressed by the construction of a new |
| | | school at Cambourne to relieve Comberton |
| | | VC. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | |
| School | school? | 678m ACF from centre of site to Meridian |
| | | Primary School, Comberton. |
| Distance: | How far is the | G = Within 1km (or site large enough to |
| Secondary | nearest secondary | provide new) |
| School | school? | p. 0.100 (1011) |
| 33331 | 30.10011 | 0.4km ACF from centre of site to Comberton |
| | | Village College. |
| TRANSPORT | 1 | · ······g· · · ····g· |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| Cycle Roules | routes are | less than 1.5m width with medium volume of |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | |
| | נווט אוט! | high cycle accident rate to access local |
| LIODT | lo though likely | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |

| | of site)? | |
|------------------------|---------------------------------------|---|
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| | mechanism has | GREEN = Score 15-19 Horri 4 Chieria below |
| Transport Score (SCDC) | | Total score of 16. |
| Score (SCDC) | been developed to consider access to | Total Score of To. |
| | | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores determined by the | |
| | four criteria below. | |
| Distance: bus | Tour Citteria below. | GG = Within 400m (6) |
| stop / rail | | GG = Within 400m (0) |
| station | | 190m ACF from the centre of the site to the |
| Station | | nearest bus stop. |
| Frequency of | | R = Hourly service (2) |
| Public | | IN = Flourity Service (2) |
| Transport | | |
| Public | | G = 21 to 30 minutes (4) |
| transport | | G = 21 to 30 minutes (4) |
| journey time to | | 23 Minutes from Comberton to Cambridge. |
| City Centre | | 23 Milliates from Combetton to Cambridge. |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | G = 3km to 10km (4) |
| Centre | | 7.39km ACF from the centre of the site to |
| Ochile | | Cambridge Market. |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | K = >000iii |
| Station | proposed train | 8,150m ACF from centre of the site to |
| Otation | station? | Foxton Station. |
| | otation. | T Oxion Station. |
| Access | Will it provide safe | AMBER = Insufficient capacity / access. |
| 7.00000 | access to the | Negative effects capable of appropriate |
| | highway network, | mitigation. |
| | where there is | ga |
| | 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 splay for this site. The |
| | | access link to the public highway is |
| | | unsuitable to serve the number of units that |
| | | are being proposed. The Highway Authority |
| | | believes that this site could be fed from the |
| | | access to site number 079 |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | · |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC087 | |
| Concultation Deforance numbers | |

Site name/address: Land to the rear of 42 Swaynes Lane, Comberton

Мар:



Site description: Field bounded by hedges with trees to the south east of the village adjoining residential to the north. Site 088 to the east.

Current use(s): Meadowland

Proposed use(s): Residential housing

Site size (ha): South Cambridgeshire: 0.66 ha.

Potential residential capacity: 13 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? | | AMBER = Minor loss of grade 1 and 2 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 | | GREEN = Site is not within an allocated or | |

| | sterilisation of | safeguarded area. |
|---------------------|--|---|
| | economic mineral | |
| POLLUTION | reserves? | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| All Quality | development of the sites result in an | 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 | GREEN = No adverse effects or capable of full mitigation. |
| | problems if the site is developed, as a receptor or generator | Development compatible with neighbouring uses. |
| | (including compatibility 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 | 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 and will mitigate any impact on groundwater. Almost all of site included within a protection zone. |
| BIODIVERSITY | | |
| Designated Sites | Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. |
| Biodiversity | Would development | AMBER = Development would have a 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 amought are dotolopmont process. |
| | Plan targets, and | | |
| | maintain | | |
| | | | |
| | connectivity | | |
| | between green | | |
| TDO | infrastructure)? | | ODEEN OF L |
| TPO | Are there trees on | | GREEN = Site does not contain or adjoin |
| | site or immediately | | any protected trees |
| | adjacent protected | | |
| | by a Tree | | |
| | Preservation Order | | |
| | (TPO)? | | |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| | and green spaces, | | of appropriate mitigation |
| | through delivery of | | |
| | and access to | | Neutral impact (existing features retained, |
| | green | | or appropriate mitigation possible). |
| | infrastructure? | | Assumptions for a neutral impact include |
| | illiastractare: | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | development process. |
| I VNDSCVDE | TOWNSCAPE AND C | III TIIDAI LII | |
| | | 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) - |
| | | | Davidana antivia dal bassa an advissa |
| | | | Development would have an adverse |
| | | | impact on Green Belt purposes regarding |
| | | | • |
| | | | impact on Green Belt purposes regarding the setting, scale and character of |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would |
| | | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the landscape |
| Townscape | Will it maintain and | | impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would |

| | enhance the diversity and distinctiveness of | | scape character, no satisfactory ation measures possible. |
|-------------|---|--|--|
| | townscape character, including through appropriate design and scale of development? | conflisignif mitiga adve regar Comlivillag impo villag caust padd the visouth single Sway south have | ficant Negative Impact (Development icts with townscape character, ficant negative impacts incapable of ation) - Development would have an rse impact on Green Belt purposes rding the setting, scale and character of berton by increasing the footprint of the je, and by the development of land rtant to the setting and character of the je. Development of this site would e a loss of enclosed fields and locks which form a transition between illage and the large arable fields to the n, introduce development behind the e depth development on this part of ynes Lane, and block the open views in from Swaynes Lane which would an adverse effect on the townscape peter of Comborton |
| One en Dell | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | | acter of Comberton. |
| Green Belt | What effect would the development of this site have on Green Belt purposes? | Gree | = Significant negative impact on nbelt 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)? | within and finegal mitigal signiform mitigal development of seand high many including two signiforms with the separation of the separation | e Site contains, is adjacent to, or in the setting of such sites, buildings features, with potential for significant tive impacts incapable of appropriate ation ficant Negative Impact on historic sits (incapable of satisfactory mitigation). aeological potential will require further mation but it is likely appropriate ation can be achieved through the lopment process. The site adjoins the berton Conservation Area. Major rise effect due to depth of development, of rural backdrop and skyline, the loss paration between modern development instoric settlement in views towards the and the potential intensification of hard acing and traffic along Swaynes Lane. It is CA and setting of Church group ding Church (Grade I) due to the loss of context and separation between the settlements and CAs, the obscuring of ric buildings (especially along Swaynes of the context end to the loss of ration between modern development instoric settlement in views from the |

| CLIMATE CHA | NGE Will it support the use of renewable | | Church. Listed Buildings (other) - Major adverse effect on settings of Listed Buildings at Swaynes Lane due to loss of rural character of backdrops and skylines, the loss of separation from modern development in long views, and the potential intensification of traffic along Swaynes Lane. AMBER = Standard requirements for renewables would apply |
|-----------------------------|--|---|--|
| | energy resources? | | |
| Flood Risk | Is site at flood risk? | | GREEN = Flood Zone 1 / low risk |
| | | | Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| | TH AND WELL BEING | 6 | |
| Open Space | Will it increase the quantity and quality of publically accessible open space? | | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| Outdoor Sport Facilities | nearest outdoor sports facilities? | | 0.5km ACF from centre of the site to Comberton Recreation Ground. |
| Distance: Play Facilities | How far is the nearest play space for children and teenagers? | | AMBER = 400 - 800m 500m ACF from centre of the site to Comberton Recreation Ground. |
| Gypsy & Traveller | Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople? | | AMBER = No Impact No effect on pitch or plot provision. |
| Distance: | How far is the site | | A = 400 - 800m |
| District or Local Centre | from the nearest District or Local centre? | | 409m from the centre of the site to the main cross roads, a central point in the village surrounded by 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 762m ACF from centre of site to Comberton Surgery. |
| Key Local Facilities | Will it improve quality and range of key local | | AMBER = No impact on facilities (or satisfactory mitigation 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, | |
| | post offices, pubs | |
| | etc?) | |
| Community | Will it encourage | GREEN = Development would not lead to |
| Facilities | and enable | the loss of any community facilities or |
| 1 dominoo | engagement in | replacement / appropriate mitigation |
| | community | possible. |
| | activities? | possible. |
| | 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 | | |
| 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 | |
| Ole a series in an | Cambridge? | ODEEN. No effect or would aware at the |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| | shopping | vitality and viability of existing centres. |
| | hierarchy, | |
| | supporting the | Development would have no effect on |
| | vitality and viability | vitality or viability of existing centres. The |
| | of Cambridge, | indicator is likely to apply particularly to sites |
| | town, district and | which include retail, offices, or leisure uses |
| | local centres? | |
| Employment - | How far is the | RED = >3km |
| Accessibility | nearest main | |
| | employment | 4.9km ACF from centre of site to Cambridge |
| | centre? | 007D (West Cambridge) |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| | in the loss of | is is. omployment dovolopment |
| | employment land, | |
| | or deliver new | |
| | | |
| Litilities | employment land? | ODEEN Eviation infrastructura Black to be |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient. |
| | in key community | Le long Le . |
| | services and | Minor Utilities Infrastructure improvements |
| | infrastructure, | required, but constraints can be addressed. |

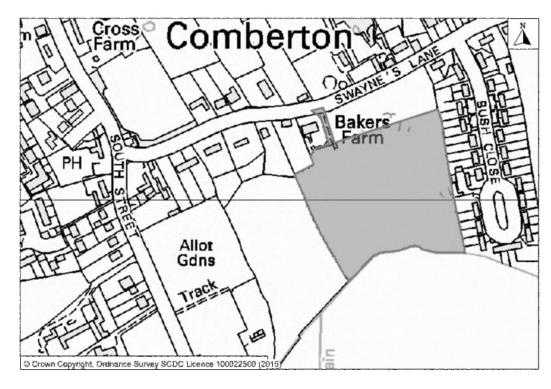
| | including | There is insufficient spare mains water |
|---------------|----------------------|--|
| | communications | capacity within the distribution zone to |
| | infrastructure and | supply the number of proposed properties |
| | broadband? | which could arise if all the SHLAA sites |
| | broadbarid: | |
| | | within the zone were to be developed. The |
| | | sewerage network is at capacity and will |
| | | require mitigation. |
| Education | Is there sufficient | GREEN = Non-residential development / |
| Capacity | education | surplus school places |
| Capacity | capacity? | Carpido Corio di Piaco C |
| | capacity: | Inc. officiant anama ashaal aspesity but |
| | | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | Current spare capacity at the local primary |
| | | School. Secondary places deficit is being |
| | | addressed by the construction of a new |
| | | school at Cambourne to relieve Comberton |
| | | |
| D'ata | 11 | VC. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | |
| School | school? | 450m ACF from centre of site to Meridian |
| | | Primary School, Comberton. |
| 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 Comberton |
| | | Village College. |
| TRANSPORT | | |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| Cycle Reales | routes are | less than 1.5m width with medium volume of |
| | | |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | high cycle accident rate to access local |
| | | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | | transport (right i) |
| 0 () 11 | of site)? | ANADED O 40.447 4 % 1 L |
| 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 | | G = Within 600m (4) |
| stop / rail | | - ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' |
| • | | 100m ACE from the centre of the cite to the |
| station | | 408m ACF from the centre of the site to the |
| | | nearest bus stop. |
| Frequency of | | R = Hourly service (2) |
| Public | | |
| Transport | | |
| Public | | G = 21 to 30 minutes (4) |
| transport | | 21 (3 33 111110103 (1) |
| ιαιιορυπ | | |

| journey time to City Centre | | 23 Minutes from Comberton to Cambridge. |
|--------------------------------|--|--|
| Distance for cycling to City | | G = 5km to 10km (4) |
| Centre | | 6.89km 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? | 7,640m ACF from centre of the site to Foxton 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 Highway Authority has concerns in relationship to the provision of suitable inter vehicle visibility splay for this site. The access link to the public highway is unsuitable to serve the number of units that |
| Non-Car | Will it make the | are being proposed. AMBER = No impacts |
| Facilities | transport network safer for public transport, walking or cycling facilities? | · |

| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC088 | |
| Consultation Reference numbers: | |

Site name/address: Land south and east of 42 Swaynes Lane, Comberton

Мар:



Site description: Field bounded by hedges with trees to the south east of the village adjoining residential to the east. Site 087 to the west.

Current use(s): Meadowland cut for silage

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 2.24 ha.

Potential residential capacity: 50 dwellings (30 dph net)

| 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) - small site but all Grade 2. |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |

| | sterilisation of | antonium dad area |
|---------------|------------------------------------|---|
| | economic mineral | safeguarded area. |
| | reserves? | |
| POLLUTION | 16361763 : | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| All Quality | development of the | impact. |
| | sites result in an | impact. |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| | or all quality. | acceptable. |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | GREEN = No adverse effects or capable of |
| | Odour, light noise | full mitigation |
| | and vibration | - |
| | problems if the site | |
| | is developed, as a | |
| | receptor or | |
| | generator | |
| | (including | |
| | compatibility with | |
| | neighbouring | |
| Contamination | uses)? | CDEEN Site not within an ediceant to an |
| Contamination | Is there possible contamination on | GREEN = Site not within or adjacent to an |
| | the site? | area with a history of contamination |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| VVator | where possible | mitigation |
| | enhance the quality | magaasn |
| | 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 and will mitigate any |
| | | impact on groundwater. Almost all of site |
| | | included within a protection zone. |
| 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 |
| | _ == 1010p111011t | ga o mipact on omothing roataroo of |

| | 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 | | domeved infought 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 | | |
| | 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 |
| | initiaetta.e.t | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | development process. |
| LANDSCAPE T | TOWNSCAPE AND C | II TURAL HI | |
| Landscape | Will it maintain and | OLI ORAL III | RED = Significant negative impact on |
| Lanascape | enhance the | | landscape character, no satisfactory |
| | diversity and | | mitigation measures possible. |
| | distinctiveness of | | miligation measures possible. |
| | | | Cignificant Nagativa Impact / Davalanment |
| | landscape | | Significant Negative Impact (Development |
| | character? | | conflicts with landscape character, |
| | | | significant negative impacts incapable of |
| | | | mitigation) - Development would have an |
| | | | adverse impact on Green Belt purposes |
| | | | regarding the setting, scale and character of |
| | | | Comberton by increasing the footprint of the |
| | | | village, and by the development of land |
| | | | important to the setting and character of the |
| | | | village. Development of this site would |
| | | | cause a loss of enclosed fields and |
| | | | paddocks which form a transition between |
| | | | the village and the large arable fields to the |
| | | | south, introduce development behind the |
| | | | single depth development on this part of |
| | | | Swaynes Lane, and block the open views |
| | | | south from Swaynes Lane which would |
| | | | have an adverse effect on the landscape |
| | | | setting and townscape of Comberton. |
| | | | |
| Townscape | Will it maintain and | | RED = Significant negative impact on |

| | anhanas the | tourne con a character in a satisfactor. |
|------------|---|---|
| | enhance the diversity and distinctiveness of | townscape character, no satisfactory mitigation measures possible. |
| | townscape character, including through appropriate design and scale of development? | Significant Negative Impact (Development conflicts with townscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village, and by the development of land important to the setting and character of the village. Development of this site would cause a loss of enclosed fields and paddocks which form a transition between the village and the large arable fields to the south, introduce development behind the single depth development on this part of Swaynes Lane, and block the open views south from Swaynes Lane which would have an adverse effect on the townscape |
| Green Belt | What effect would | character of Comberton. |
| Green Beit | 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). Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. The site adjoins the Comberton Conservation Area. Major adverse effect due to depth of development, loss of rural backdrop and skyline, the loss of separation between modern development and historic settlement in views towards the CA, and the potential intensification of hard surfacing and traffic along Swaynes Lane. Major adverse effect on Comberton St Marys CA and setting of Church group including Church (Grade I) due to the loss of rural context and separation between the two settlements and CAs, the obscuring of historic buildings (especially along Swaynes Lane) from the Church and to the loss of separation between modern development and historic settlement in views from the |

| | | | Church. Listed Buildings (other) - Major |
|----------------|-----------------------------|---|--|
| | | | adverse effect on settings of Listed |
| | | | Buildings at Swaynes Lane due to loss of |
| | | | rural character of backdrops and skylines, |
| | | | • |
| | | | the loss of separation from modern |
| | | | development in long views, and the |
| | | | potential intensification of traffic along |
| | | | Swaynes Lane. |
| 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 |
| | | | |
| | | | Site in Flood Zone 1 and no drainage issues |
| | | | that cannot be appropriately addressed. |
| | TH AND WELL BEING | ; | |
| Open Space | Will it increase the | | GREEN = Assumes minimum on-site |
| | quantity and quality | | provision to adopted plan standards is |
| | of publically | | provided onsite. |
| | accessible open | | |
| | space? | | |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | | ' |
| Facilities | sports facilities? | | 0.5km ACF from centre of the site to |
| - dominos | | | Comberton Recreation Ground. |
| Distance: Play | How far is the | | AMBER = 400 - 800m |
| Facilities | | | AWDEN = 400 - 000111 |
| racillies | nearest play space | | 107m ACE from control of the city to |
| | for children and | | 487m ACF from centre of the site to |
| 0 0 | teenagers? | | Comberton Recreation Ground. |
| Gypsy & | Will it provide for | | AMBER = No Impact |
| Traveller | the | | No effect on pitch or plot provision. |
| | accommodation | | |
| | 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 | | 438m from the centre of the site to the main |
| | centre? | | cross roads, a central point in the village |
| | | | surrounded by services and facilities. |
| Distance: City | How far is the site | | R = >800m |
| Centre | from edge of | | 1. – 2000111 |
| Contro | _ | | |
| | defined Cambridge | | |
| Distance: GP | City Centre? How far is the | | A = 400 - 800m |
| | | | A = 400 - 000111 |
| Service | nearest health | | 700m AOE fram |
| | centre or GP | | 768m ACF from centre of site to Comberton |
| | service? | | Surgery. |
| Key Local | Will it improve | | AMBER = No impact on facilities (or |
| Facilities | quality and range | | satisfactory mitigation proposed). |
| | of key local | | |
| | services and | | No facilities lost, and no new facilities |

| | _ | |
|----------------|---|--|
| | facilities including | proposed directly as a result of the |
| | health, education | development. |
| | and leisure (shops, | |
| | post offices, pubs | |
| | etc?) | |
| Community | Will it encourage | GREEN = Development would not lead to |
| Facilities | and enable | the loss of any community facilities or |
| | 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 | Ğ |
| | with existing | |
| | communities? | |
| ECONOMY | 1 | |
| 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 oxiding defined. |
| | 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? | Which include retail, offices, of leisure uses. |
| Employment - | How far is the | RED = >3km |
| Accessibility | nearest main | RED = 20km |
| 71000331511111 | employment | 4.8km ACF from centre of site to Cambridge |
| | centre? | 007D (West Cambridge) |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| Land | in the loss of | is for employment development |
| | employment land, | |
| | or deliver new | |
| | | |
| Litilities | employment land? | CDEEN - Evicting infractructure likely to be |
| Utilities | Will it improve the level of investment | GREEN = Existing infrastructure likely to be |
| | | sufficient. |
| | in key community | Minor I Hilitian Infrastructura impressorante |
| | 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 at capacity and will |
| | | |
| | | require mitigation. |
| Education | Is there sufficient | GREEN= Non-residential development / |
| Capacity | education | surplus school places. |
| ' ' | capacity? | ' ' |
| | capacity: | Inaufficient apara achael conscitu but |
| | | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | Current spare capacity at the local primary |
| | | School. Secondary places deficit is being |
| | | addressed by the construction of a new |
| | | |
| | | school at Cambourne to relieve Comberton |
| | | VC. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | |
| | | ACCOR ACE for an analysis of site to Maridian |
| School | school? | 428m ACF from centre of site to Meridian |
| | | Primary School, Comberton. |
| Distance: | How far is the | G = Within 1km (or site large enough to |
| Secondary | nearest secondary | provide new) |
| School | school? | provide new) |
| SCHOOL | SCHOOL? | |
| | | 0.9km ACF from centre of site to Comberton |
| | | Village College. |
| TRANSPORT | | - |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| Cyolo Routos | | less than 1.5m width with medium volume of |
| | routes are | |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | high cycle accident rate to access local |
| | | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| I I QI I | | |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | of site)? | |
| Sustainable | Scoring | AMBER = Score 10-14 from 4 criteria below |
| | mechanism has | AWIDER - Coole to 14 hom 4 official below |
| Transport | | |
| 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 | | G = Within 600m (4) |
| stop / rail | | |
| J Stop / Tall | | 1 |
| • | | 404 mg AOE from the exercise of the estre is |
| station | | 401m ACF from the centre of the site to the |
| • | | nearest bus stop. |
| station | | nearest bus stop. |
| station Frequency of | | |
| station Frequency of Public | | nearest bus stop. |
| station Frequency of Public Transport | | nearest bus stop. R = Hourly service (2) |
| station Frequency of Public | | nearest bus stop. |

| journey time to City Centre | | 23 Minutes from Comberton to Cambridge. |
|--------------------------------|---|--|
| Distance for cycling to City | | G = 5km to 10km (4) |
| Centre | | 6.83km 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? | 7,645m ACF from centre of the site to Foxton 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 splay for this site. The access link to the public highway is unsuitable to serve the number of units that |
| Non-Car | Will it make the | are being proposed. AMBER = No impacts |
| Facilities | transport network safer for public transport, walking or cycling facilities? | |

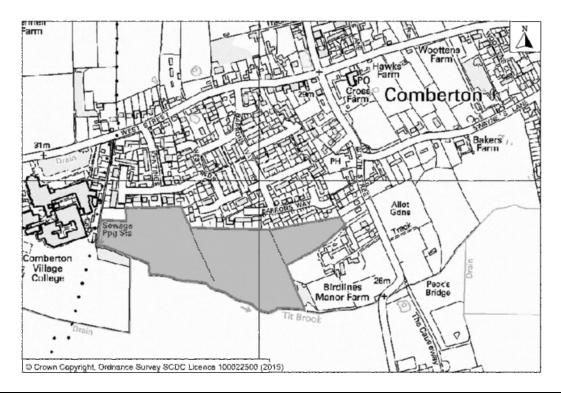
| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC110 | |

Site reference number(s): SC110

Consultation Reference numbers: 44 (I&O 2012)

Site name/address: Land to the west of Birdlines, Manor Farm, Comberton

Мар:



Site description: Three arable fields bordered by hedges to the south of the village with residential to the north. Adjoins Comberton Village College to the west and farm buildings to the east with vehicular access to South Street.

Current use(s): Agricultural

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 6.00 ha.

Potential residential capacity: 90 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 | AMBER = Minor loss of grade 1 and 2 land Minor loss of best and most versatile agricultural land (Grades 1 and 2) - small 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 | - careguarded arear |
| | reserves? | Site not within an area designated in the |
| | 10001100. | Minerals and Waste LDF. |
| POLLUTION | <u> </u> | Timiorale and Tracte 2511 |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | GREEN = No adverse effects or capable of |
| | Odour, light noise | full mitigation |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. |
| | 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. |
| 1 | the site? | |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | B |
| | 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 and will mitigate any |
| | | impact on groundwater. Almost all of site |
| BIODIVERSITY | <u> </u> | included within a protection zone. |
| Designated | Will it conserve | GREEN = Does not contain, is not adjacent |
| Sites | protected species | to designated for nature conservation or |
| J.1.00 | 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) | |
| | | |

| 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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Will it maintain and enhance the diversity and distinctiveness of landscape character? AMBER = 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 The TPO indicated on site is for a woodland, this is not present on the 2008 data set, however there are what appear to be significant treed boundaries and blocks of trees within the site which need to be accommodated using current best practice and guidance unless detailed tree surveys prove otherwise. AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. Minor Negative impact on landscape character, minor negative impact on landscape character, minor negative impact on significant proposes regarding the setting, scale and character of Comberton by increasing the footprint of the village. The site rises gently to the north from Till Brook and is visible in places from the southern approach to the village and separate the church from Comberton, which | Г <u>-</u> | T | | |
|---|----------------|----------------|-------------|---|
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| fragmentation, 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 site or immediately adjacent protected by a Tree Preservation Order (TPO)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Are there trees on site or immediately adjacent protected trees capable of appropriate mitigation AMBER = Any adverse impact on protected trees capable of appropriate mitigation The TPO indicated on site is for a woodland, this is not present on the 2008 data set, however there are what appear to be significant treed boundaries and blocks of trees within the site which need to be accommodated using current best practice and guidance unless detailed tree surveys prove otherwise. AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village. The site rises gently to the north from Till Brook and is visible in places from the southern approach to the village and separate the church from Combetton, which | | | | negative impact on existing features or |
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| separate the church from Comberton, which | | | | _ |
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| io dii diidoddi foddol o'i tilo viilddo. | | | | is an unusual feature of the village. |
| | | | | |

| | 1 |
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| | elopment of the site would have an |
| | erse effect on the landscape setting of |
| | berton. |
| | BER = negative impact on townscape |
| | acter, incapable of mitigation. |
| diversity and | |
| | or Negative Impact (development |
| | licts with townscape character, minor |
| | ative impacts incapable of mitigation) - |
| | of separation between modern |
| | elopment and historic settlement in s from the south. |
| | s nom the south. |
| development? Green Belt What effect would AMB | PED pagetive impact on Cross Bolt |
| | BER = negative impact on Green Belt |
| the development of this site have on | 0565 |
| Green Belt | |
| purposes? | |
| | BER = Site contains, is adjacent to, or |
| | n the setting of such sites, buildings |
| · · · · · · · · · · · · · · · · · · · | features, with potential for negative |
| | acts capable of appropriate mitigation. |
| archaeological, or | de capazio ei appropriato illugationi |
| | or Negative Impact on historic Assets |
| | apable of satisfactory mitigation) – |
| | erse effect on backdrop and open rural |
| | tional settings of listed building, |
| | stead and moated site at Birdline |
| | or (Listed Grade II 60 metres away). |
| | erse effect on Comberton St Marys CA |
| scheduled and s | setting of Church group including |
| monuments)? | rch (Listed Grade I) which is 350 metres |
| away | y due to the loss of separation between |
| mode | ern development and historic |
| settle | ement in views from the Church. A |
| redu | ced site restricted to the northwest |
| | er would mitigate these impacts. |
| CLIMATE CHANGE | |
| · · · · | BER = Standard requirements for |
| | wables would apply |
| energy resources? | |
| Flood Risk Is site at flood risk? GRE | EN = Flood Zone 1 / low risk |
| Cita | in Flood Zono 1 and no draine sections |
| | in Flood Zone 1 and no drainage issues |
| HUMAN HEALTH AND WELL BEING | cannot be appropriately addressed. |
| | EN = Assumes minimum on-site |
| · | ision to adopted plan standards is |
| | ided onsite |
| accessible open | idea eriolie |
| space? | |
| · | EN = <1km or onsite provision |
| Outdoor Sport nearest outdoor | |
| | |

| | | Comberton Recreation Ground. |
|----------------|--|---|
| Distance: Dlay | How far is the | AMBER = 400 - 800m |
| Distance: Play | | AIVIBER = 400 - 800M |
| Facilities | nearest play space | 797m ACF from centre of the site to Skate |
| | for children and | |
| 0 | teenagers? | Park at Comberton Recreation Ground. |
| Gypsy & | Will it provide for | AMBER = No Impact |
| Traveller | the | No effect on altabase let analytica |
| | accommodation | No effect on pitch or plot provision. |
| | 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 | AFO as forms the second of the site to the second |
| Local Centre | District or Local | 452m from the centre of the site to the main |
| | centre? | cross roads, a central point in the village |
| D'- (0't) | Harris to the alte | surrounded by services and facilities. |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | |
| | defined Cambridge | |
| D: (OD | City Centre? | D 000 |
| Distance: GP | How far is the | R = >800m |
| Service | nearest health | 0.47 4.05 () () () () |
| | centre or GP | 847m ACF from centre of site to Comberton |
| | service? | Surgery. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | No facilities last and no new facilities |
| | services and | No facilities lost, and no new facilities |
| | facilities including health, education | proposed directly as a result of the 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 dollidos | engagement in | replacement / appropriate mitigation |
| | community | possible. |
| | activities? | 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 | Man oxidating continuation |
| Johnnandos | with existing | |
| | communities? | |
| ECONOMY | | I |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| (53 | 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 | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| | shopping | vitality and viability of existing centres. |
| | hierarchy, | |
| | supporting the | Development would have no effect on |
| | vitality and viability | vitality or viability of existing centres. The |
| | of Cambridge, | indicator is likely to apply particularly to sites |
| | town, district and | which include retail, offices, or leisure uses |
| | local centres? | |
| Employment - | How far is the | RED = >3km |
| Accessibility | nearest main | |
| | employment | 5.5km ACF from centre of site to Cambridge |
| | centre? | 007D (West Cambridge) |
| 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 leve | employment land? | ODEEN FIGURE |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient. |
| | in key community | Minor I Itilitica Infrastruatura improvananta |
| | 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 |
| | broadbarid: | within the zone were to be developed. The |
| | | sewerage network is at capacity and will |
| | | require mitigation. |
| Education | Is there sufficient | GREEN= Non-residential development / |
| Capacity | education | surplus school places. |
| Capacity | capacity? | Surpius scrioor piaces. |
| | capacity: | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | Current spare capacity at the local primary |
| | | School. Secondary places deficit is being |
| | | addressed by the construction of a new |
| | | school at Cambourne to relieve Comberton |
| | | VC. |
| Distance: | How far is the | R = >800m |
| Primary | nearest primary | |
| School | school? | 825m ACF from centre of site to Meridian |
| | | Primary School, Comberton. |
| 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 Comberton |

| | | 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 Quality Public Transport (at edge of site)? | RED = Service does not meet the requirements of a high quality public transport (HQPT) |
| 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 16. |
| Distance: bus stop / rail station | | GG = Within 400m (6) 329m ACF from the centre of the site to the nearest bus stop. |
| Frequency of Public Transport | | R = Hourly service (2) |
| Public transport journey time to City Centre | | G = 21 to 30 minutes (4) 23 Minutes from Comberton to Cambridge. |
| Distance for cycling to City Centre | | G = 5km to 10km (4) 7.44km 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 7,678m ACF from centre of the site to Waterbeach Station. |
| Access | Will it provide safe access to the highway network, where there is available capacity? | RED = Insufficient capacity / access. Negative effects incapable of appropriate mitigation. Insufficient capacity or access constraints that cannot be adequately mitigated. It is not possible to provide safe highway access to the site and it is not linked to the adopted public highway. |
| Non-Car Facilities | Will it make the transport network safer for public transport, walking or cycling facilities? | AMBER = No impacts |

Site Information

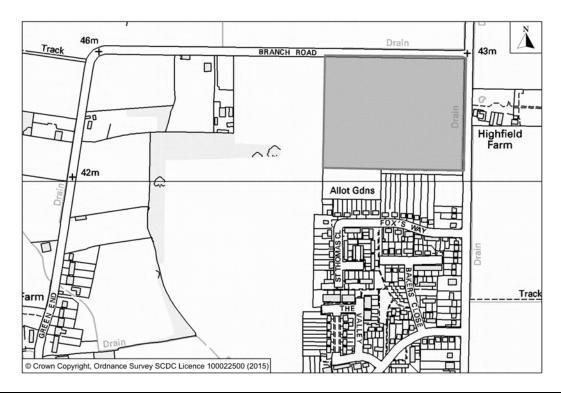
Development Sequence

Site reference number(s): SC158

Consultation Reference numbers: 41 (I&O 2012)

Site name/address: Land off Long Road (south of Branch Road), Comberton

Мар:



Site description: Arable field, surrounded by hedgerows, on the northern flank of the village. Adjoins residential at Long Road. Site 004 lies to the south.

Current use(s): Farmland

Proposed use(s): Residential development

Site size (ha): South Cambridgeshire: 5.71 ha.

Potential residential capacity: 128 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) - small site but all Grade 2. |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |

| | atorilia etiere et | |
|-----------------------|--|--|
| | sterilisation of economic mineral | safeguarded area. |
| | | |
| DOLL LITION | reserves? | |
| POLLUTION Air Ouglity | Would the | CDEEN Minimal no impact reduced |
| Air Quality | 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 | GREEN = No adverse effects or capable of full mitigation |
| | problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | 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. 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. Almost all of site included within a protection zone. |
| BIODIVERSITY | | |
| Designated Sites | Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. |
| Biodiversity | Would development reduce habitat | AMBER = Development would have a negative impact on existing features or 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 | | J I |
| | 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 proteoted 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 |
| Illiastructure | and green spaces, | | of appropriate mitigation |
| | through delivery of | | of appropriate mitigation |
| | and access to | | Neutral impact (existing features retained |
| | | | Neutral impact (existing features retained, |
| | green infrastructure? | | or appropriate mitigation possible). |
| | illiastructure? | | Assumptions for a neutral impact include |
| | | | that appropriate design and mitigation |
| | | | measures would be achieved through the development process. |
| I VNDSCVDE | TOWNSCAPE AND C | III TIIDAI LII | |
| Landscape | Will it maintain and | OLIGIALIII | AMBER = negative impact on landscape |
| Landscape | enhance the | | character, incapable of mitigation. |
| | diversity and | | character, incapable of miligation. |
| | distinctiveness of | | Minor Negative Impact (Development |
| | | | conflicts with landscape character, minor |
| | landscape | | |
| | character? | | negative impacts incapable of mitigation) - |
| | | | Development would have an adverse |
| | | | impact on Green Belt purposes regarding |
| | | | the setting, scale and character of |
| | | | Comberton by increasing the footprint of the |
| | | | village and so causing a loss of rural |
| | | | character. Development of this site would |
| | | | extend the linear estate housing of Long |
| | | | Road further to the north into open |
| | | | countryside with a strong rural character |
| | | | away from the village centre. Development |
| | | | would have an adverse effect on the |
| | | | landscape setting of Comberton. |
| | | | LIDDATE: Soore sharped from One or to |
| | | | UPDATE: Score changed from Green to |
| Townsons | Will it maintain and | | Amber to reflect the impact on Green Belt. |
| 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) |

| Green Belt | townscape character, including through appropriate design and scale of development? What effect would | | 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. AMBER = negative impact on Green Belt |
|--|---|----------|--|
| Green ben | 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 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 within at flood risk? | | GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| HUMAN HEAL | TH AND WELL BEING | <u> </u> | |
| Open Space | Will it increase the 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 0.6km ACF from centre of the site to Comberton Recreation Ground. |
| Distance: Play Facilities | How far is the nearest play space for children and teenagers? | | AMBER = 400 - 800m 717m ACF from centre of the site to Comberton Recreation Ground. |
| Gypsy & Traveller | Will it provide for the accommodation needs of Gypsies and Travellers and Travelling | | AMBER = No Impact |

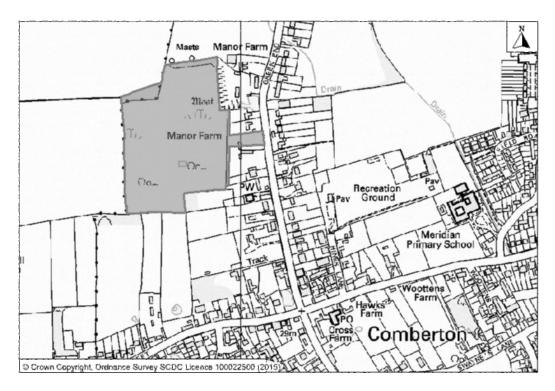
| | Shownoonlo? | |
|-----------------------|----------------------------------|--|
| Distance: | Showpeople? How far is the site | R = >800m |
| Distance: District or | from the nearest | N = >0UUIII |
| Local Centre | District or Local | 1.072m from the control of the city to the |
| Local Centre | | 1,072m from the centre of the site to the |
| | centre? | main cross roads, a central point in the |
| D: 1 0'' | | village surrounded by 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 | A =400 - 800m |
| Service | nearest health | |
| | centre or GP | 781m ACF from centre of site to Comberton |
| | 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, | 20.000 |
| | 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 activities? | possible |
| | activities? | No feetities lest and as you feetities |
| | | 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 | |
| | 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. |
| | | Dovelopment would have no effect on |
| | supporting the | Development would have no effect on |
| | vitality and viability | vitality or viability of existing centres. The |

| | of Cambridge, | indicator is likely to apply particularly to sites |
|---------------|--|---|
| | town, district and | which include retail, offices, or leisure uses |
| | local centres? | |
| Employment - | How far is the | RED = >3km |
| Accessibility | nearest main | |
| | employment | 4.3km ACF form centre of site to Cambridge |
| | centre? | 007D (West Cambridge) |
| 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 at capacity and will |
| | | require mitigation. |
| Education | Is there sufficient | GREEN= Non-residential development / |
| Capacity | education | surplus school places |
| Oupacity | capacity? | |
| | capacity: | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | Current spare capacity at the local primary |
| | | School. Secondary places deficit is being |
| | | addressed by the construction of a new |
| | | school at Cambourne to relieve Comberton |
| | | VC. |
| Distance: | How far is the | A =400 - 800m |
| Primary | nearest primary | A = +00 - 000III |
| School | school? | 729m ACF from centre of site to Meridian |
| 3011001 | 3011001 ! | |
| Distance: | How far is the | Primary School, Comberton. G = Within 1km (or site large enough to |
| | | |
| Secondary | nearest secondary | provide new) |
| School | school? | 1 6km ACE from control of site to Combarter |
| | | 1.6km ACF from centre of site to Comberton |
| TDANCDODT | | Village College. |
| TRANSPORT | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | DED. No eveline everteien en envelete |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| | routes are | less than 1.5m width with medium volume of |
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | high cycle accident rate to access local |
| | | facilities/school. Poor quality off road path. |
| HQPT | Is there High | RED = Service does not meet the |
| I | Quality Public | requirements of a high quality public |
| | 1 | |
| | Transport (at edge of site)? | transport (HQPT) |

| Cuatainabla | Cooring | AMPED Cooks 40 44 from 4 oritoria halan |
|-----------------|------------------------|---|
| Sustainable | Scoring mechanism has | AMBER = Score 10-14 from 4 criteria below |
| Transport | | Total agers of 4.4 |
| Score (SCDC) | been developed to | Total score of 14. |
| | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| Distance by | four criteria below. | A M//d-'- 000 (0) |
| Distance: bus | | A = Within 800m (3) |
| stop / rail | | 755 4054 4 4 44 |
| station | | 755m ACF from the centre of the site to the |
| | | nearest bus stop. |
| Frequency of | | R = Hourly service (2) |
| Public | | |
| Transport | | |
| Public | | G = 21 to 30 minutes (4) |
| transport | | |
| journey time to | | 23 Minutes from Comberton to Cambridge. |
| City Centre | | |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | |
| Centre | | 6.31km 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 | 7,461m 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 | No capacity constraints identified, safe |
| | available capacity? | access can be achieved. A junction located |
| | | on Long Road 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 | |
| | transport, walking | |
| | or cycling facilities? | |

| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC181 | |
| Consultation Reference numbers: | |

Site name/address: Land to the West of Green End, Comberton **Map:**



Site description: Pastureland bounded by hedgerows with trees to the north west of the village. Adjoins residential properties fronting Green End to the east, and agricultural land elsewhere. Adjoins sites 079 and 080.

Current use(s): Agricultural

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 6.02 ha.

Potential residential capacity: 135 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 reserves? | GREEN = Site is not within an allocated or safeguarded area. |
|---------------------|--|---|
| Air Quality AQMA | 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. GREEN = >1,000m of an AQMA, M11, or |
| AQIVIA | near to an AQMA, the M11 or the A14? | 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. 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 and will mitigate any impact on groundwater. Almost all of site included within a protection zone. |
| 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). Ecological value of ponds and site should be investigated prior to development. |
| Biodiversity | Would | AMBER = Development would have a |

| | development reduce habitat fragmentation, enhance | | 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. |
| | infrastructure)? | | |
| 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? | | Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the |
| LANDSCADE | │ 「OWNSCAPE AND C | III TUDAL III | development process. |
| | | ULTUKAL HI | |
| Landscape | Will it maintain and enhance the diversity and | | AMBER = negative impact on landscape character, incapable of mitigation. |
| | distinctiveness of landscape character? | | Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation). Adverse impact on Green Belt purposes. The development of this site would develop |
| | | | part of the enclosed fields and paddocks forming a soft edge to the village in this location, it would also bring additional traffic to Green End which currently has a tranquil rural character. Development of this site |
| | | | would also introduce backland development behind the linear single depth of properties fronting Green End and overall have an adverse effect on the landscape setting and townscape of Comberton. |
| Townscape | Will it maintain and enhance the diversity and | | AMBER = negative impact on townscape character, incapable of mitigation. |
| | distinctiveness of townscape character, including through | | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation). Development of this site would also |

| | appropriate design and scale of development? | | introduce backland development behind the linear single depth of properties fronting Green End and overall have an adverse effect on the townscape of Comberton. |
|--|---|---|--|
| Green Belt | What effect would the development of this site have on Green Belt purposes? | | AMBER = negative impact on Greenbelt purposes |
| Heritage | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | | RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation). Major adverse impact on backdrop and open rural functional settings of Manor and Manor Farmhouse, Listed Grade II, which are within 10 metres of the site. Nonstatutory archaeological site – Former moated site adjacent. Ridge and furrow earthworks of medieval agriculture survive in this area; part of the field systems associated with the medieval village. |
| 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? | | GREEN = Flood Zone 1 / low risk Site in Flood Zone 1 and no drainage issues that cannot be appropriately addressed. |
| HUMAN HEALT | 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? | | GREEN = <1km or onsite provision 0.4km ACF from centre of the site to Comberton Recreation Ground. |
| Distance: Play Facilities | How far is the nearest play space for children and teenagers? | | AMBER = 400 - 800m 405m ACF from centre of the site to Skate Park at Comberton Recreation Ground. |
| Gypsy & Traveller | Will it provide for the accommodation needs of Gypsies and Travellers and Travelling | | AMBER = No Impact No effect on pitch or plot provision. |

| | Showpeople? | |
|----------------|----------------------|--|
| Distance: | How far is the site | A = 400 - 800m |
| District or | from the nearest | 71 100 000m |
| Local Centre | District or Local | 437m from the centre of the site to the main |
| Loodi Contro | centre? | cross roads, a central point in the village |
| | CONTRO! | surrounded by services and facilities. |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | |
| Contro | defined Cambridge | |
| | City Centre? | |
| Distance: GP | How far is the | G = <400m |
| Service | nearest health | - (100m) |
| | centre or GP | 226m ACF from centre of site to Comberton |
| | service? | Surgery. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | - cameracion y 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? | F 555.8.55 |
| | | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| | | development. |
| Integration | How well would the | RED = Limited scope for integration with |
| with Existing | development on | existing communities / isolated and/or |
| Communities | the site integrate | separated by non-residential land uses |
| | with existing | |
| | communities? | The site is a large area of backland |
| | | development in a part of the village |
| | | characterised by linear development. |
| 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, | |

| | | r = |
|--|---|---|
| | 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 | 5.2km ACF from centre of site to Cambridge |
| | centre? | 007D (West Cambridge) |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| Land | in the loss of | |
| | employment land, | |
| | | |
| | or deliver new | |
| 1.1.111.1 | 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 at capacity and will |
| | | require mitigation. |
| Education | Is there sufficient | GREEN= Non-residential development / |
| Capacity | education | surplus school places. |
| Capacity | capacity? | Carpiac concerpiaced |
| | oupdoity. | |
| | | Insufficient spare school capacity but |
| | | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | potential for improvement to meet needs. Current spare capacity at the local primary |
| | | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being |
| | | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new |
| | | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton |
| | | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. |
| Distance: | How far is the | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton |
| Primary | nearest primary | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m |
| | | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian |
| Primary | nearest primary school? | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. |
| Primary | nearest primary | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to |
| Primary School | nearest primary school? | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. |
| Primary School Distance: | nearest primary school? How far is the | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to |
| Primary School Distance: Secondary | nearest primary school? How far is the nearest secondary | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to |
| Primary School Distance: Secondary | nearest primary school? How far is the nearest secondary | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton |
| Primary School Distance: Secondary School | nearest primary school? How far is the nearest secondary | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) |
| Primary School Distance: Secondary School TRANSPORT | nearest primary school? How far is the nearest secondary school? | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. |
| Primary School Distance: Secondary School | nearest primary school? How far is the nearest secondary school? What type of cycle | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane |
| Primary School Distance: Secondary School TRANSPORT | nearest primary school? How far is the nearest secondary school? What type of cycle routes are | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of |
| Primary School Distance: Secondary School TRANSPORT | nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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 |
| Primary School Distance: Secondary School TRANSPORT | nearest primary school? How far is the nearest secondary school? What type of cycle routes are | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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 |
| Primary School Distance: Secondary School TRANSPORT Cycle Routes | nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to the site? | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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. |
| Primary School Distance: Secondary School TRANSPORT | nearest primary school? How far is the nearest secondary school? What type of cycle routes are accessible near to | potential for improvement to meet needs. Current spare capacity at the local primary School. Secondary places deficit is being addressed by the construction of a new school at Cambourne to relieve Comberton VC. A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton. G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Comberton Village College. 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 |

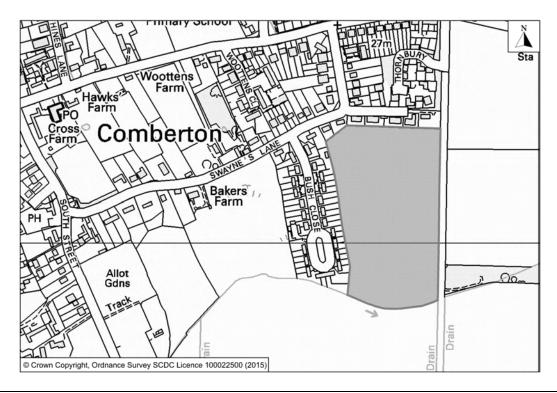
| | Transport (at edge | transport (HQPT) |
|---------------------|------------------------------------|---|
| | of site)? | |
| Sustainable | Scoring | AMBER = Score 10-14 from 4 criteria. |
| Transport | mechanism has | |
| Score (SCDC) | been developed to | Total score of 14. |
| , | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | 0 1000 (0) |
| Distance: bus | | G = Within 600m (4) |
| stop / rail | | 120 on ACE frage that a section of the city to the |
| station | | 430m ACF from the centre of the site to the |
| Fragues of | | nearest bus stop. |
| Frequency of Public | | R = Hourly service (2) |
| Transport | | |
| Public | | G = 21 to 30 minutes (4) |
| transport | | |
| journey time to | | 23 Minutes from Comberton to Cambridge. |
| City Centre | | 3 . |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | |
| Centre | | 7.25km ACF from the centre of the site to |
| | | Cambridge Market. |
| Distance: | How far is the site | R = 800m |
| Railway | from an existing or | 0.000 4.05 (|
| Station | proposed train | 8,328m ACF from centre of the site to |
| A 00000 | station? | Cambridge Station. |
| Access | Will it provide safe access to the | AMBER = Insufficient capacity / access. |
| | highway network, | Negative effects capable of appropriate mitigation. |
| | where there is | muyauon. |
| | available capacity? | Minor negative effects incapable of |
| | a anabio oapaony . | mitigation. Access constraints - no direct |
| | | access link to the public highway. |
| | | Uncertainty regarding effect on Green End. |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC255 | |

Consultation Reference numbers: 43 (I&O 2012)

Site name/address: Land to the East of Bush Close, Comberton

Мар:



Site description: Field surrounded by hedgerows bounded by residential to the north and west and an unsurfaced track to the east. On the south eastern flank of the village.

Current use(s): Agricultural.

Proposed use(s): Housing development

Site size (ha): South Cambridgeshire: 4.83 ha.

Potential residential capacity: 73 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) - small site but all Grade 2. |
| Minerals | Will it avoid the | | GREEN = Site is not within an allocated or |

| | atorilio attara at | |
|---------------------|--|---|
| | sterilisation of | safeguarded area. |
| | economic mineral | |
| DOLL UTION | reserves? | |
| POLLUTION | 387 1141 | LODEEN MILL I I I |
| 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 | GREEN = No adverse effects or capable of full mitigation. |
| | problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | 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. 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. Almost all of site included within a protection zone. |
| BIODIVERSITY | | |
| Designated Sites | Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. |
| Biodiversity | Would development reduce habitat | AMBER = Development would have a negative impact on existing features or 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 | | |
| | 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 | 021010712111 | GREEN = No impact (generally compatible, |
| Lanascape | enhance the | | or capable of being made compatible with |
| | diversity and | | local landscape character, or provide minor |
| | distinctiveness of | | improvements). |
| | landscape | | improvements). |
| | character? | | Neutral impact (generally compatible, or |
| | Character: | | |
| | | | 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 would have an adverse |
| | | | impact on Green Belt purposes regarding |
| | | | the setting, scale and character of |
| | | | Comberton by increasing the footprint of the |
| | | | village, and by the development of land |
| | | | important to the setting and character of the |
| | | | village. This site is screened from view by |
| | | | the robust hedges and tree belt adjacent to |
| | | | the byway which runs down the eastern |
| | | | edge of the site. Development would have a |
| | | | neutral effect on the landscape setting of |
| | | | Comberton. The impact of development on |
| | | | the Byway which extends to the south |
| | | | should be mitigated. |
| | • | | ı ənvulu ve millualeu. |

| 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 |
| | dovelopment: | | achieved through the development process. |
| Green Belt | What effect would | | AMBER = negative impact on Greenbelt |
| Oleen Deit | | | · |
| | the development of | | purposes |
| | this site have on | | |
| | Green Belt | | |
| | purposes? | | |
| Heritage | Will it protect or | | GREEN = Site does not contain or adjoin |
| | enhance sites, | | such buildings, sites or features, and there |
| | features or areas of | | is no impact to the setting. |
| | historical, | | |
| | archaeological, or | | Neutral impact (existing features retained, |
| | cultural interest | | or appropriate mitigation possible). |
| | (including | | Archaeological potential will require further |
| | conservation | | information but the assumption for a neutral |
| | areas, listed | | impact is that it is likely appropriate |
| | buildings, | | mitigation can be achieved through the |
| | registered parks | | development process. Adverse effect on |
| | and gardens and | | Comberton St Marys Conservation Area |
| | scheduled | | and setting of Church group including |
| | monuments)? | | Church (Listed Grade I) due to the |
| | monuments): | | prominence of the site in the foreground in |
| | | | views from the footpath and land to |
| | | | |
| | | | southeast of the site. Impact could be |
| | | | mitigated by restricting development to the |
| | | | northern part of the site. |
| CLIMATE CHAI | | | ALIDED OF LEAST |
| 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? | | |
| | | | Site in Flood Zone 1 and no drainage issues |
| | | | that cannot be appropriately addressed. |
| HUMAN HEALT | H AND WELL BEING | | |
| Open Space | Will it increase the | | GREEN = Assumes minimum on-site |
| | quantity and quality | | provision to adopted plan standards is |
| | of publically | | provided onsite. |
| | accessible open | | |
| | space? | | |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| | nearest outdoor | | ONLEW - CIVILI OF OURSIGE PROVISION |
| Outdoor Sport | | | O 6km ACE from control of the city to |
| Facilities | sports facilities? | | 0.6km ACF from centre of the site to |
| D: (5: | 11 () (| | Comberton Recreation Ground. |
| Distance: Play | How far is the | | AMBER = 400 - 800m |

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| | result in | |
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| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| | shopping | vitality and viability of existing centres. |
| | hierarchy, | |
| | supporting the | Development would have no effect on |
| | vitality and viability | vitality or viability of existing centres. The |
| | of Cambridge, | indicator is likely to apply particularly to sites |
| | town, district and | which include retail, offices, or leisure uses |
| | local centres? | |
| Employment - | How far is the | RED = >3km |
| Accessibility | nearest main | |
| | employment | 4.6km ACF form centre of site to Cambridge |
| | centre? | 007D (West Cambridge) |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development. |
| | in the loss of | · |
| | employment land, | Development would have no effect on |
| | or deliver new | employment land or premises. |
| | employment land? | · |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient. |
| | in key community | |
| | services and | Minor Utilities Infrastructure improvements |
| | infrastructure, | required, but constraints can be addressed. |
| | including | There is insufficient spare mains water |
| | communications | capacity within the distribution zone to |
| | infrastructure and | supply the number of proposed properties |
| | broadband? | which could arise if all the SHLAA sites |
| | | within the zone were to be developed. The |
| | | sewerage network is at capacity and will |
| | | require 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. |
| | | Current spare capacity at the local primary |
| | | School. Secondary places deficit is being |
| | | addressed by the construction of a new |
| | | school at Cambourne to relieve Comberton |
| | | VC. |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | 100 000111 |
| School | school? | 475m ACF from centre of site to Meridian |
| 30001 | 30.10011 | Primary School, Comberton. |
| Distance: | How far is the | A = 1 to 3 km |
| Secondary | nearest secondary | 7. – 1 10 0 1011 |
| School | school? | 1.2km ACF from centre of site to Comberton |
| 001001 | 3011001 ! | Village College. |
| TRANSPORT | | village College. |
| | What type of avala | DED - No eveling provision or a evel along |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |

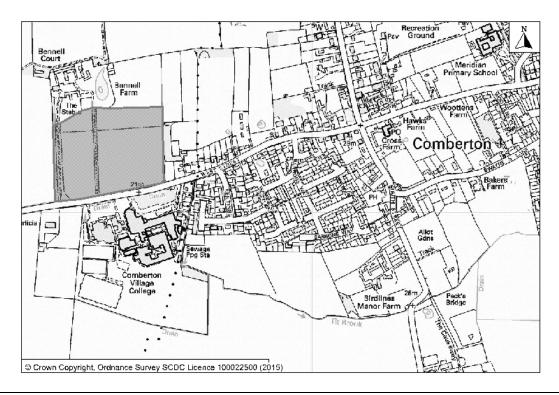
| | routes are | less than 1.5m width with medium volume of |
|--------------------------|------------------------|--|
| | accessible near to | traffic. Having to cross a busy junction with |
| | the site? | high cycle accident rate to access local |
| | | facilities/school. Poor quality off road path. |
| HQPT | la thara High | RED = Service does not meet the |
| HQFI | Is there High | |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | of site)? | |
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport | mechanism has | |
| Score (SCDC) | been developed to | Total score of 16. |
| 00010 (0020) | consider access to | 10101 00010 01 10. |
| | | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail | | 00 = Within 400m (0) |
| - | | 200-200 |
| station | | 326m ACF from the centre of the site to the |
| | | nearest bus stop. |
| Frequency of | | R = Hourly service (2) |
| Public | | |
| Transport | | |
| Public | | G = 21 to 30 minutes (4) |
| | | 0 = 21 to 00 minutos (1) |
| transport | | 00 Minutes from Combonton to Comboides |
| journey time to | | 23 Minutes from Comberton to Cambridge. |
| City Centre | | |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | |
| Centre | | 6.60km ACF from the centre of the site to |
| | | Cambridge Market. |
| Distance: | How far is the site | R = >800m |
| Railway | | IX = 2000III |
| , | from an existing or | 7.500 1.051 |
| Station | proposed train | 7,536m ACF from centre of the site to |
| | station? | Cambridge Station. |
| Access | Will it provide safe | RED = Insufficient capacity/ access. |
| | access to the | Negative effects incapable of appropriate |
| | highway network, | mitigation. |
| | where there is | |
| | | Inquifficient congoity or access constraints |
| | available capacity? | Insufficient capacity or access constraints |
| | | that cannot be adequately mitigated. It is not |
| | | possible to provide safe highway access to |
| | | the site and it is not linked to the adopted |
| | | public highway. |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | | / III DEIX – No Impuoto |
| i aciiili c s | transport network | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

| Site Information | | | | |
|---|--------------------|--|--|--|
| Development Sequence | Minor Rural Centre | | | |
| Site reference number(s): SC 326 (Revised proposal) | | | | |

Consultation Reference numbers: H10 (I&O 2013 part 2)

Site name/address: Land at Bennell Farm, West Street, Comberton

Мар:



Site description: The site comprises a grassed field with trees, surrounded by robust hedges with trees. A number of vehicular access points exist to West Street. A surfaced road runs across the site giving access to Bennell Court just to the north of the site), where a series of farm buildings have been converted to a variety of employment uses primarily of an office nature. Comberton Village College is located to the south of West Street.

Current use(s): Agricultural, field used for grazing

Proposed use(s): Residential development for around 90 dwellings

Site size (ha): South Cambridgeshire: 6.27ha

Potential residential capacity: 90 dwellings

Submitted proposal for 90 dwellings at a density of 22.5 dph. Site capacity of 30 dph would be 141 dwellings. A low density of development would be appropriate on this site with a dwelling capacity between 90 and 141 dwellings. A mid point capacity of 115 dwellings was included in the Issues and Options Report 2013.

A lower figure of 90 dwellings has been included in the Proposed Submission Local Plan. This reflects that a substantial part of the site will be used to provide a community football pitch with changing rooms, and car parking to serve both the community and Comberton Village College.

| 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) - small site but all Grade 2. |
| Minerals | Will it avoid the sterilisation of economic mineral reserves? | GREEN = Site is not within an allocated or safeguarded area. |
| POLLUTION | | |
| Air Quality | Would the development of the sites result in an adverse | GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air |
| | impact/worsening of air quality? | quality. Site lies in an area where air quality acceptable. |
| AQMA | Is the site within or near to an AQMA, the M11 or the A14? | GREEN = >1,000m of an AQMA, M11, or A14 |
| Pollution | Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator? | 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 Development not on land likely to be contaminated |
| 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 and will mitigate any impact on groundwater. Almost all of site included within a protection zone. |
| BIODIVERSITY | 7 | |
| Designated Sites | Will it conserve protected species and protect sites designated for nature | GREEN = Does not contain, is not adjacent to, or local area will be developed as greenspace. No or negligible impacts |

| | conservation interest, and geodiversity? (Including International and locally designated | | |
|-------------------------|---|------------|--|
| | sites) | | |
| Biodiversity | Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? | | AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. |
| TPO | Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? | | 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? | | GREEN = Development could deliver significant new 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, 1 | OWNSCAPE AND C | ULTURAL HI | |
| Landscape | Will it maintain and enhance the diversity and distinctiveness of landscape | | GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) |
| | character? | | Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a 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 | | GREEN = No impact (generally compatible, or capable of being made compatible with 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. |
| Green Belt | What effect would | AMBER = negative impact on Greenbelt |
| | the development of this site have on Green Belt purposes? | purposes |
| Heritage | Will it protect or enhance sites, features or areas of historical, | GREEN = Site does not contain or adjoin such buildings or sites, and there is no impact to the setting |
| | archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled | Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. |
| OLIMATE OLIM | monuments)? | |
| CLIMATE CHAI | | LAMBER OF L. L. C. |
| Renewables | Will it support the use of renewable energy resources? | AMBER = Standard requirements for renewables would apply |
| Flood Risk | Is site within at flood risk? | GREEN = Flood Zone 1 / low risk |
| HUMAN HEAL | H AND WELL BEING | |
| Open Space | Will it increase the quantity and quality of publically accessible open space? | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Development would create minor opportunities for new publically accessible open space in the form of a community football pitch. |
| Distance: | How far is the | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | 0.9km ACF from centre of the site to |
| Facilities | sports facilities? | Comberton Recreation Ground. |
| Distance: Play Facilities | How far is the nearest play space for children and teenagers? | RED = >800m 902m ACF from centre of the site to Skate Park at Comberton Recreation Ground. |
| Gypsy & Traveller | Will it provide for the accommodation needs of Gypsies | AMBER = No Impact |

| | | |
|----------------|-----------------------|---|
| | and Travellers and | |
| | Travelling | |
| | Showpeople? | |
| Distance: | How far is the site | A = 400 - 800m |
| District or | from the nearest | |
| Local Centre | District or Local | 665m of nearest centre ACF (Comberton, |
| | centre? | West Street / Barton Road) |
| Distance: City | How far is the site | R =>800m |
| Centre | from edge of | |
| | defined Cambridge | |
| D: 1 OD | City Centre? | D 000 |
| Distance: GP | How far is the | R = >800m |
| Service | nearest health | |
| | centre or GP | 808m ACF from centre of site to Comberton |
| | service? | Surgery. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | NI C 1992 I C II C 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 | |
| Community in | etc?) | CDEEN Development would not look to |
| 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 activities? | possible |
| | activities? | Will include changing facilities and car |
| | | parking which will be available to the |
| | | community, and to the Village College which |
| | | also hosts many community events which |
| | | are attended by the public. |
| Integration | How well would the | AMBER = Adequate scope for integration |
| with Existing | development on | with existing communities |
| Communities | the site integrate | With exicting communities |
| Communico | with existing | |
| | communities? | |
| ECONOMY | 1 | 1 |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| (3 3 9 3) | and employment | Cambridge according to the Index of |
| | deprivation in | Multiple Deprivation 2010. |
| | Abbey Ward and | , |
| | Kings Hedges? | |
| | Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| | shopping | vitality and viability of existing centres |
| | hierarchy, | |

| | Т | 1 | [= |
|--|---|---|--|
| | 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 | | 5.75km ACF from centre of site to |
| | centre? | | Cambridge 007D (West Cambridge) |
| Employment - | Would | | G = No loss of employment land / allocation |
| Land | development result | | is for employment development |
| Land | in the loss of | | is for employment development |
| | | | |
| | 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 |
| | D. Gadaa. Ta . | | within the zone were to be developed. The |
| | | | sewerage network is at capacity and will |
| | | | require mitigation. |
| | | | require miligation. |
| Education | Is there sufficient | | GREEN= Non-residential development / |
| Capacity | education | | surplus school places |
| Capacity | capacity? | | Insufficient spare school capacity but |
| | capacity: | | potential for improvement to meet needs. |
| | | | |
| | | | Current spare capacity at the local primary |
| | | | School. Secondary places deficit is being |
| | | | addressed by the construction of a new |
| | | | school at Cambourne to relieve Comberton |
| | | | VC. |
| Distance: | How far is the | | R = >800m |
| Primary | nearest primary | | |
| School | school? | | 1,054m ACF from centre of site to Meridian |
| | | | Primary School, Comberton. |
| Distance: | | | |
| Distance. | How far is the | | G = Within 1km (or site large enough to |
| Secondary | How far is the nearest secondary | | G = Within 1km (or site large enough to provide new) |
| | | | |
| Secondary | nearest secondary | | |
| Secondary | nearest secondary | | provide new) 0.2km ACF from centre of site to Comberton |
| Secondary | nearest secondary | | provide new) |
| Secondary School TRANSPORT | nearest secondary school? | | provide new) 0.2km ACF from centre of site to Comberton Village College. |
| Secondary School | nearest secondary school? What type of cycle | | provide new) 0.2km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane |
| Secondary School TRANSPORT | nearest secondary school? What type of cycle routes are | | provide new) 0.2km ACF from centre of site to Comberton Village College. RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of |
| Secondary School TRANSPORT | nearest secondary school? What type of cycle routes are accessible near to | | provide new) 0.2km ACF from centre of site to Comberton Village College. 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 |
| Secondary School TRANSPORT | nearest secondary school? What type of cycle routes are | | provide new) 0.2km ACF from centre of site to Comberton Village College. 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 |
| Secondary School TRANSPORT Cycle Routes | nearest secondary school? What type of cycle routes are accessible near to the site? | | provide new) 0.2km ACF from centre of site to Comberton Village College. 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. |
| Secondary School TRANSPORT | nearest secondary school? What type of cycle routes are accessible near to | | provide new) 0.2km ACF from centre of site to Comberton Village College. 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 |

| | Transport (at edge | transport (HQPT) |
|-----------------|------------------------------------|---|
| | of site)? | |
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport | mechanism has | |
| Score (SCDC) | been developed to | Total Score of 16 |
| | consider access to | |
| | and quality of | UPDATE: Score changed from 18 to 16 to |
| | public transport, | reflect total of scores below. |
| | and cycling. Scores | |
| | determined by the | |
| D: () | four criteria below. | 00 Will: 400 (0) |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail | | 270m to pooroot hup stop (Comborton |
| station | | 270m to nearest bus stop (Comberton, |
| Frequency of | | Kentings) R = Hourly service (2) |
| Public | | TY - Hourry Service (2) |
| Transport | | Hourly service (18 service) |
| Public | | G = 21 to 30 minutes (4) |
| transport | | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ |
| journey time to | | 23 Minutes (Comberton, Kentings to |
| City Centre | | Cambridge, Drummer Street) |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | |
| Centre | | 7.77km ACF to Cambridge City Centre |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | 0.455 .4054 |
| Station | proposed train | 8,155m ACF from centre of the site to |
| Access | station? | Foxton Station. |
| Access | Will it provide safe access to the | GREEN = No capacity / access constraints |
| | highway network, | identified that cannot be fully mitigated |
| | where there is | No capacity constraints identified, safe |
| | available capacity? | access can be achieved. A junction located |
| | aranabio oapaoity. | on Long Road 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 | |
| | transport, walking | |
| | or cycling facilities? | |

Site Information

Development Sequence

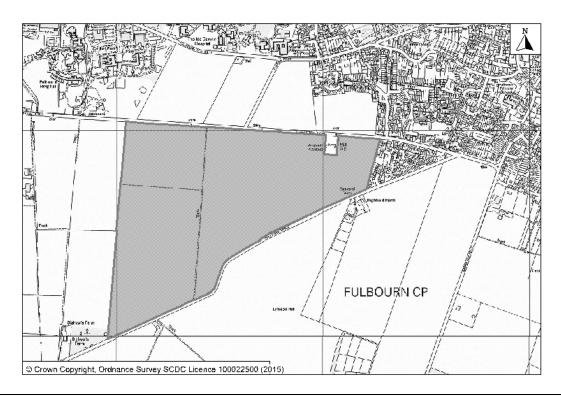
Minor Rural Centre

Site reference number(s): SC037

Consultation Reference numbers:

Site name/address: Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn

Мар:



Site description: The site lies to the south of Cambridge Road and north of Shelford Road on the south western edge of Fulbourn. The site adjoins residential development to the east and surrounds a windmill to the north. Agricultural land surrounds the site on all other sides. The site comprises a large area of agricultural land. There are hedgerows along most of the road frontages and along the edge of the residential development to the east, albeit patchy in places, and around the windmill. Otherwise the site is open to wider views across to the south and east. It is in an area of gently rolling countryside, on the top of a ridge, and very exposed to wider views.

Note: this site adjoins sites 038 and 245 to the north.

Current use(s): Agricultural

Proposed use(s): 3,050 dwellings with public open space

Site size (ha): South Cambridgeshire: 76.78 ha.

Potential residential capacity: 921 dwellings (30 dph)

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

| | T | |
|-------------------|-------------------------|--|
| | developed | |
| A ami avultuura l | land? Would | DED Cignificant loss (20 ha or mars) of |
| Agricultural | | RED = Significant loss (20 ha or more) of |
| Land | development lead | grades 1 and 2 land |
| | to the loss of the | Cignificant loss (20 hastones on mans) of |
| | best and most versatile | Significant loss (20 hectares or more) of |
| | | best and most versatile agricultural land |
| | agricultural land? | (Grades 1 and 2) - the whole site is Grade 2 |
| Minerals | Will it avoid the | (over 76.78ha.) GREEN = Site is not within an allocated or |
| winerais | sterilisation of | |
| | economic mineral | safeguarded area. |
| | reserves? | |
| POLLUTION | Teserves : | |
| Air Quality | Would the | AMBER = Site lies near source of air |
| All Quality | development of the | pollution, or development could impact on |
| | sites result in an | air quality adverse impacts. |
| | adverse | all quality adverse impacts. |
| | impact/worsening | Development could impact on air quality, |
| | of air quality? | with minor negative impacts incapable of |
| | or all quality: | mitigation. Despite this proposal not being |
| | | adjacent to an Air Quality Management |
| | | Area, it is of a significant size and therefore, |
| | | there is a potential for an increase in traffic |
| | | and static emissions that could affect local |
| | | air quality. More information is required for |
| | | this location, particularly details for air |
| | | quality assessment and a low emission |
| | | 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 | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. Possible noise and malodour from |
| | receptor or | nearby Highfield Farm and a Livery Yard |
| | generator | etc. at Windmill View. Might be possible to |
| | (including | coexist but possible off-site noise and odour |
| | compatibility with | impacts or statutory nuisances from farm |
| | neighbouring | and these have not been quantified so off- |
| | uses)? | site mitigation may be required and no |
| | | guarantee this can be secured, but overall |
| | | in terms of adverse farm noise impact- low |
| | | to medium risk. The north of the site is |
| | | bounded by the busy Cambridge Road and |
| | | to the south Shelford Road. Traffic noise will |
| | | need assessment. However residential use |
| | | is likely to be acceptable with careful noise |
| Combourie | la thana mara-2-1- | mitigation. |
| Contamination | Is there possible | GREEN = Site not within or adjacent to an |
| | contamination on | area with a history of contamination. |

| | the site? | |
|----------------|--------------------------------------|--|
| | the site? | Development not on land likely to be |
| | | Development not on land likely to be contaminated. |
| Motor | Mill it protect and | |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality of the water | Development unlikely to offect water guality |
| | | Development unlikely to affect water quality. |
| | environment? | The site within Groundwater Source |
| | | Protection Zones 1, 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 | | 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 | |
| | interest, and | |
| | geodiversity? | |
| | (Including | |
| | International and | |
| | locally designated | |
| | sites) | |
| Biodiversity | Would | GREEN = Development could have a |
| | development | positive impact by enhancing existing |
| | reduce habitat | features and adding new features or |
| | fragmentation, | network links. |
| | enhance | |
| | native species, and | Assumptions for a neutral impact are that |
| | help deliver habitat | existing features that warrant retention can |
| | restoration (helping | be retained or appropriate mitigation will be |
| | to achieve | achieved through the development process. |
| | Biodiversity Action | |
| | Plan targets, and | |
| | maintain | |
| | connectivity | |
| | between green | |
| TPO | infrastructure)? Are there trees on | GPEEN - Site does not contain or adiain |
| 150 | site or immediately | GREEN = Site does not contain or adjoin |
| | 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 |
| | and green spaces, | of appropriate mitigation |
| | through delivery of | Neutral impact (existing features retained, |
| | I amough delivery of | riounal impaor (existing leatures retailled, |

| | and access to | | or appropriate mitigation possible). |
|------------|---|-------------------|---|
| | green | | or appropriate mitigation possible). |
| | infrastructure? | | Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. |
| LANDSCAPE, | TOWNSCAPE AND C | <u>ULTURAL HE</u> | ERITAGE |
| Landscape | Will it maintain and enhance the diversity and distinctiveness of landscape character? | | 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 landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse character change. The development conflicts directly with the Landscape Character. |
| Townscape | Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development? | | RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. |
| 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) - the site surrounds the Grade II Listed windmill and would have a major adverse effect on its setting due to a loss of its significant countryside setting. Fulbourn Hospital Conservation Area lies immediately to the north and Fulbourn Conservation Area further to the north east. Adverse effect due to loss of important countryside |

| CLIMATE CHA | | setting to village and Conservation Areas and due to slope of land. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. | |
|-----------------------------|--|--|--|
| CLIMATE CHANGE | | | |
| Renewables | Will it support the use of renewable energy resources? | 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 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 includes open space as part of the development. | |
| 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. 1.8km ACF from centre of the site to Fulbourn Recreation Ground. | |
| 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. 962m ACF from centre of the site to land at Roberts Way, Fulbourn. | |
| Gypsy & | Will it provide for | AMBER = No Impact | |
| Traveller | the accommodation needs of Gypsies and Travellers and Travelling Showpeople? | No effect on pitch or plot provision. | |
| Distance: | How far is the site | G = <400m | |
| District or Local Centre | from the nearest District or Local centre? | Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. Over 1,000m ACF from the centre of the | |
| | | site Fulbourn 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 = 2000m |
| Contro | defined Cambridge | |
| | City Centre? | |
| Distance: GP | How far is the | R = >800m |
| Service | nearest health | K = >000m |
| OCTVICE | centre or GP | 1,270m ACF from centre of site to Fulbourn |
| | service? | Health Centre. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| i aciiiles | of key local | Satisfactory mitigation proposed). |
| | services and | No facilities lost, and no new facilities |
| | facilities including | proposed directly as a result of the |
| | health, education | development. |
| | 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 aciiilies | | replacement / appropriate mitigation |
| | engagement in community | possible. |
| | activities? | possible. |
| | activities: | No facilities lost, and no new facilities |
| | | proposed directly as a result of the |
| | | development. |
| Integration | How well would the | RED = Limited scope for integration with |
| with Existing | development on | existing communities / isolated and/or |
| Communities | the site integrate | separated by non-residential land uses |
| Communics | with existing | separated by non-residential land uses |
| | communities? | The development scale and location of the |
| | | site would create a large extension to the |
| | | village which poorly relates to the existing |
| | | built-up area. |
| ECONOMY | <u> </u> | |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| (••••••• | and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | particularly in | |
| | Abbey Ward and | |
| | Kings Hedges? | |
| | Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| 5 | 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, | assumption is that the local centre proposed |
| | town, district and | will only be of a suitable scale to serve |

| Capacity Capacity | | lead assistant | manda of many manifestatic and 190 of 1 |
|--|---------------|--|--|
| Accessibility nearest main employment centre? | | local centres? | needs of new residents and will not impact on other centres. |
| employment centre? Employment - Centre? Would development result in the loss of employment land, or deliver new employment land? Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Education Capacity Distance: Primary School Distance: Pressor How far is the nearest primary school? Distance: Primary School AMBER = Medium quality off-road path. Primary School AMBER = Medium quality off-road path. Primary School AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport, and quality of public transport, | Employment - | How far is the | AMBER = 1-3km |
| Employment - Land Would development result in the loss of employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity? Education Cistance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Distance: Primary School Amy far is the nearest primary School TRANSPORT Cycle Routes Would G = No loss of employment land / allocation is for employment development. G = No loss of employment land / allocation is for employment land / allocation / appropried / allocation / alloca | Accessibility | nearest main | |
| Employment - Land | | | |
| Employment - Land | | centre? | |
| Land development result in the loss of employment land, or deliver new employment land? | | | |
| in the loss of employment land, or deliver new employment land? Utilities Utilities Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity Distance: Primary School Distance: Becondary School Distance: Becondary School Distance: Primary School What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport Score (SCDC) Sustainable Transport Score (SCDC) Utilities GREEN = Existing infrastructure likely to be sufficient. GREEN = Existing infrastructure likely to be sufficient. GREEN = Existing infrastructure likely to be sufficient. Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places. R =>800m 1,448m ACF from centre of site to Fulbourn Primary School. R = Greater than 3km 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? AMBER = Medium quality off-road path. GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport, | Employment - | | |
| employment land, or deliver new employment land? Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity? Is there sufficient education capacity? Distance: Primary School Distance: Postance: Post How far is the nearest primary School Distance: Primary School Distance: Primary School What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Will it improve the level of investment in provement sufficient. GREEN = Existing infrastructure likely to be sufficient. GREEN = Existing infrastructure likely to be sufficient. GREEN = Existing infrastructure likely to be sufficient. Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. AMBER = School capacity not sufficient, constraints can be appropriately mitigated appropriately mitigated constraints can be appropriately mitigated appropria | Land | | is for employment development. |
| Utilities Utilities Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Education Capacity? Education Capacity AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places. Experiment to increase capacity. Education Capacity AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient secondary and primary school places. R = 800m R = 800m R = Greater than 3km R = Greater than 3k | | | |
| Utilities | | | |
| Utilities | | | |
| level of investment in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity | | | |
| in key community services and infrastructure, including communications infrastructure and broadband? Education Capacity Is there sufficient education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places. Education Capacity Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places. Education Capacity Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places. Education Capacity Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places. Education Capacity Insufficient spare school capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity of insufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvements to increase capacity. Insufficient spare school capacity of insufficient, constraints can be appropriately mitigated Insufficient spare school capacity of insufficient, constraints can be appropriately mitigated Insufficient spare school capacity on the insufficient spare school capacity on the insufficient secondary and primary school places. R = >800m R = Greater than 3km 6.3km ACF from centre of site to Bottisham village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? GREEN = High quality public transport service Transport GREEN = High quality public transport service Total score of 13. Total score of 13. | Utilities | • | |
| services and infrastructure, including communications infrastructure and broadband? Education Capacity | | | sufficient. |
| infrastructure, including communications infrastructure and broadband? Education Capacity Is there sufficient education capacity? Distance: How far is the nearest primary School Distance: Secondary school? Distance: How far is the nearest primary School Primary School Primary School Primary School? Distance: How far is the nearest primary School Primary School. Distance: How far is the nearest secondary school? Distance: How far is the nearest primary School. Distance: How far is the nearest primary School. Distance: How far is the nearest secondary school? Distance: How far is the nearest primary School. R = Greater than 3km 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? GREEN = High quality public transport service Transport (at edge of site)? AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport, | | | |
| including communications infrastructure and broadband? Education Capacity Education Capacity Is there sufficient education capacity? Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Distance: How far is the nearest primary school? Capacity The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. AMBER = School capacity not sufficient, constraints can be appropriately mitigated insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places. Primary School Capacity? How far is the nearest primary school? Distance: How far is the nearest secondary school? Capacity? How far is the nearest primary school. R = Greater than 3km 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Scoring MBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport, AMBER = Score 10-14 from 4 criteria below Total score of 13. | | | |
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| infrastructure and broadband? Education | | _ | , , |
| Broadband? St there sufficient education capacity? Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, Scoring mechanism has been developed to consider access to and quality of public transport, Scoring mechanism has been developed to consider access to and quality of public transport, School straints can be appropriately not sufficient, constraints can be appropriately not pathed. AMBER = School capacity not sufficient, constraints can be appropriately not pathed. AMBER = School capacity not sufficient, constraints can be appropriately not pathed. AMBER = School capacity not sufficient, constraints can be appropriately not pathed. AMBER = School capacity not sufficient, constraints can be appropriately not pathed. AMBER = School capacity not pathed. AMBER = Schoo | | | |
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| Capacity education capacity? Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places. Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school? Distance: Secondary school? Distance: How far is the nearest secondary school? Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Scoring mechanism has been developed to consider access to and quality of public transport, Distance: R = >800m R = Greater than 3km 6.3km ACF from centre of site to Bottisham Village College. AMBER = Medium quality off-road path. GREEN = High quality public transport service Total score 10-14 from 4 criteria below Total score of 13. | | | |
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| potential for improvement to meet needs. Insufficient secondary and primary school places. Distance: How far is the nearest primary school? Distance: How far is the nearest secondary school? Distance: How far is the nearest secondary school. Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Scoring mechanism has been developed to consider access to and quality of public transport, AMBER = Medium quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13. | | capacity? | land Calcut an ann agh ag lann ag tha bad |
| Distance: Primary School Distance: Primary School Distance: How far is the nearest primary School Distance: How far is the nearest primary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: How far is the nearest secondary School Distance: Secondary School Distance: How far is the nearest secondary School R = Greater than 3km R = Greater than 3km AMBER = Medium quality off-road path. AMBER = Medium quality off-road path. GREEN = High quality public transport service Fundamental Scoring Transport Score (SCDC) Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below mechanism has been developed to consider access to and quality of public transport, | | | |
| Distance: Primary School School Distance: Primary School Distance: How far is the nearest primary School Distance: Secondary School AMBER = Greater than 3km School Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13. | | | · |
| Distance: Primary School Distance: Primary School Distance: How far is the nearest primary School? How far is the nearest secondary School Distance: How far is the nearest secondary School Distance: How far is the nearest secondary School R = Greater than 3km 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13. | | | · · · · · · · · · · · · · · · · · · · |
| Primary School school? 1,448m ACF from centre of site to Fulbourn Primary School. Distance: How far is the nearest secondary School school? 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) AMBER = Medium quality off-road path. GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13. | Dietance: | How for ic the | • |
| School school? Distance: How far is the nearest secondary school? TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) School? 1,448m ACF from centre of site to Bottisham of Site to Botti | | | K = >000111 |
| Distance: Secondary School Sch | _ | | 1.448m ACE from centre of site to Fullhourn |
| Distance: Secondary School Sch | 3011001 | 301001: | |
| Secondary school? School Sch | Distance: | How far is the | |
| School school? 6.3km ACF from centre of site to Bottisham Village College. TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Scoring mechanism has been developed to consider access to and quality of public transport, Total score of 13. | | | K = Greater than own |
| TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) Village College. AMBER = Medium quality off-road path. GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13. | | | 6 3km ACE from centre of site to Bottisham |
| TRANSPORT Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) AMBER = Medium quality of cycle routes are accessible near to the site? AMBER = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13. | Concor | 30110011 | |
| Cycle Routes What type of cycle routes are accessible near to the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) AMBER = Medium quality off-road path. GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13. | TRANSPORT | 1 | 1 |
| routes are accessible near to the site? HQPT | | What type of cycle | AMBER = Medium quality off-road path. |
| accessible near to the site? HQPT | | 7. | and the second second second parts |
| the site? HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) The site? GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13. | | | |
| HQPT Is there High Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Score (SCDC) State High quality public transport service GREEN = High quality public transport service AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13. | | | |
| Quality Public Transport (at edge of site)? Sustainable Transport Score (SCDC) Sustainable Transport Transport Score (SCDC) Sustainable Transport Transport Transport Transport Transport Transport Transport Transport Transport Total score of 13. | HQPT | | GREEN = High quality public transport |
| Transport (at edge of site)? Sustainable Scoring mechanism has been developed to consider access to and quality of public transport, Transport (at edge of site)? AMBER = Score 10-14 from 4 criteria below Total score of 13. | | | |
| of site)? Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13. | | | |
| Sustainable Transport Score (SCDC) AMBER = Score 10-14 from 4 criteria below Total score of 13. Total score of 13. | | | |
| Transport mechanism has been developed to consider access to and quality of public transport, mechanism has been developed to consider access to and quality of public transport, | Sustainable | , | AMBER = Score 10-14 from 4 criteria below |
| Score (SCDC) been developed to consider access to and quality of public transport, Total score of 13. | Transport | Jocumy | |
| consider access to and quality of public transport, | Score (SCDC) | | |
| public transport, | | mechanism has | Total score of 13. |
| | | mechanism has been developed to | Total score of 13. |
| and such a Cana | | mechanism has been developed to consider access to | Total score of 13. |
| and cycling. Scores | | mechanism has been developed to consider access to and quality of | Total score of 13. |
| determined by the | | mechanism has been developed to consider access to and quality of | Total score of 13. |

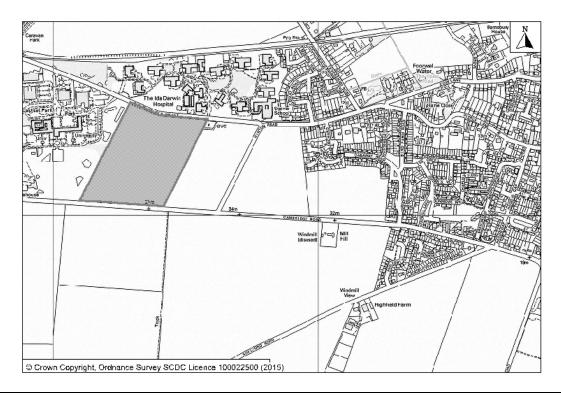
| our oritoric bolous | | |
|------------------------|-------------------------------------|--|
| our criteria delow. | | A M/:th::= 000== (0) |
| | | A = Within 800m (3) |
| | | COOme ACE from the exertise of the 19 of the |
| | | 690m ACF from the centre of the site to the |
| | | nearest bus stop. |
| | | G = 20 minute frequency (4) |
| | | |
| | | |
| | | R = 41 to 50 minutes (2) |
| | | |
| | | 50 Minutes from Fulbourn to Cambridge. |
| | | |
| | | G = 5km to 10km (4) |
| | | () |
| | | 6.25km ACF from the centre of the site to |
| | | Cambridge Market. |
| low far is the site | | R = >800m |
| | | |
| • | | 4,593m ACF from centre of the site to |
| | | Cambridge Station. |
| | | AMBER = Insufficient capacity / access. |
| • | | Negative effects capable of appropriate |
| | | mitigation. |
| | | miligation. |
| | | Minor negative effects incapable of |
| ivaliable capacity? | | • |
| | | mitigation. Capacity constraints - The |
| | | Highway Authority believes that access to |
| | | local road network will potentially have |
| | | capacity and safety constraints (e.g. |
| | | Hospital Roundabout at Cherry Hinton is a |
| | | cluster site). Cherry Hinton Road, Limekiln |
| | | Hill Road and Granhams Road / Babraham |
| | | Road junction likely to need improvements |
| | | to accommodate development traffic. |
| | | GREEN = Significant improvements to |
| ransport network | | public transport, cycling, walking facilities. |
| safer for public | | |
| ransport, walking | | The Highway Authority will require new |
| 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 a significant |
| | | improvement to public transport, walking or |
| | | cycling facilities. |
| Tros/anna | afer for public ansport, walking | low far is the site om an existing or roposed train tation? Vill it provide safe ccess to the ighway network, where there is vailable capacity? Vill it make the ansport network afer for public ansport, walking |

| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC038 | |

Consultation Reference numbers:

Site name/address: Land north of Cambridge Road, Fulbourn

Мар:



Site description: The site lies to the north of Cambridge Road and south of Fulbourn Old Drift, to the south west of Fulbourn. The Fulbourn and Ida Darwin Hospitals lie immediately to the north and west. Agricultural land surrounds the site to the east and south. The site comprises a large area of agricultural land. There is a dense hedgerow along the edge of the hospital site to the west and patchier, low lying hedgerows along the road frontages. The site is open to wider views across to the south and east in an area of gently rolling countryside.

Note: this site adjoins sites 037 to the south and 109 to the east.

Current use(s): Agricultural

Proposed use(s): 450 dwellings with public open space (note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)

Site size (ha): South Cambridgeshire: 11.08 ha.

Potential residential capacity: 166 dwellings (30 dph)

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

| | T | 111000 | |
|--|-----------------------|-------------------------|------------------------------|
| Agricultural | Would | AMBER = Minor los | ss of grade 1 and 2 land |
| Land | development lead | | |
| | to the loss of the | Minor loss of best a | ind most versatile |
| | best and most | agricultural land (G | rades 1 and 2) - site is all |
| | versatile | Grade 2 (11.08 ha.) |). |
| | agricultural land? | 1 1111 (11 11 | |
| Minerals | Will it avoid the | GREEN = Site is no | ot within an allocated or |
| ······································ | sterilisation of | safeguarded area. | or within an anotatod of |
| | economic mineral | Saleguarded area. | |
| | | | |
| DOLLUTION | reserves? | | |
| POLLUTION | M/ I - I - II | ODEEN Mississel | and the second second |
| Air Quality | Would the | | no impact, reduced |
| | development of the | impact. | |
| | sites result in an | | |
| | adverse | Development unlike | |
| l | impact/worsening | quality. Site lies in a | an area where air quality |
| | of air quality? | acceptable. | |
| AQMA | Is the site within or | · | of an AQMA, M11, or |
| - | near to an AQMA, | A14 | |
| | the M11 or the | 7111 | |
| | A14? | | |
| Pollution | Are there potential | AMPER - Adverse | impacts canable of |
| Poliution | | | impacts capable of |
| | Odour, light noise | adequate mitigation | 1 |
| | and vibration | | |
| | problems if the site | | atible with neighbouring |
| | is developed, as a | | the site is bounded by |
| | receptor or | | e Road and to the North |
| | generator | Fulbourn Old Drift. | Traffic noise will need |
| | (including | assessment. Howe | ver residential use is |
| | compatibility with | likely to be accepta | ble with careful noise |
| | neighbouring | mitigation. There ar | |
| | uses)? | | its to north at Ida Darwin |
| | u303): | but these are a low | |
| | | | |
| | | | oise and cooking odour |
| | | • | rstood that the Ida site |
| | | will be developed in | |
| Contamination | Is there possible | · | ally within or adjacent to |
| | contamination on | an area with a histo | ry of contamination, or |
| | the site? | capable of remedia | tion appropriate to |
| | | | nent (potential to achieve |
| | | | appropriate mitigation) |
| | | | appropriate time general, |
| | | Potential for minor | nenefits through |
| | | | or contamination. Site is |
| | | | |
| | | • | industrial / commercial |
| 10/ | AACH 16 | use and may need | |
| Water | Will it protect and | GREEN = No impa | ct / Capable of full |
| | where possible | mitigation | |
| | enhance the quality | | |
| | of the water | Development unlike | ely to affect water quality. |
| | environment? | The site within Grou | |
| | | | and 3 which does not |
| | | | nt but may influence land |
| | | - | <u> </u> |
| | | use of require pollu | tion control measures. |

| | 1 | | |
|---------------------|--|-----------|---|
| | | | Assumptions for a neutral impact are that appropriate standards and pollution control |
| | | | measures will achieved through the |
| | | | development process and will mitigate any |
| DIODIVEDOITY | | | impact on groundwater. |
| BIODIVERSITY | | | CDEEN Description is not adjacent |
| Designated Sites | Will it conserve protected species | | GREEN = Does not contain, is not adjacent to designated for nature conservation or |
| Siles | 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 |
| Distantionsky | development | | negative impact on existing features or |
| | reduce habitat | | network links but capable of appropriate |
| | fragmentation, | | mitigation. |
| | enhance | | |
| | native species, and | | Assumptions for a neutral impact are that |
| | help deliver habitat | | existing features that warrant retention can |
| | restoration (helping to achieve | | be retained or appropriate mitigation will be achieved through the development process. |
| | Biodiversity Action | | achieved through the development process. |
| | Plan targets, and | | |
| | maintain | | |
| | connectivity | | |
| | between green | | |
| TDO | infrastructure)? | | CDEEN Cita dans not contain on adicin |
| TPO | Are there trees on site or immediately | | GREEN = Site does not contain or adjoin 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 |
| | 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 |
| LANDOG | FOUNDS 4 DE 1112 E | | development process. |
| | TOWNSCAPE AND C | ULTURAL H | |
| Landscape | Will it maintain and enhance the | | RED = Significant negative impact on landscape character, no satisfactory |
| | diversity and | | mitigation measures possible. |
| | distinctiveness of | | gattori mododioo poodibio. |
| | | | |

| | landscape | Significant Negative Impact (Development |
|-------------|---|--|
| | character? | conflicts with landscape character, with significant negative impacts incapable of mitigation) - The landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse character change. The development conflicts directly with the Landscape Character. |
| Townscape | Will it maintain and enhance the diversity and | RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. |
| | distinctiveness of townscape character, including through appropriate design and scale of development? | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. Although adjacent to the Fulbourn Hospital site, to the west, the site is removed from the western edge of Fulbourn. The proposed development would not, therefore, relate at all well to the built area of Fulbourn. |
| 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)? | 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) – The site forms an important part of the setting of the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development. |
| 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. |

| HUMAN HEALT | TH AND WELL BEING | ì | |
|----------------|---|---|---|
| Open Space | Will it increase the | | GREEN = Assumes minimum on-site |
| орон ороко | quantity and quality | | provision to adopted plan standards is |
| | of publically | | provided onsite |
| | accessible open | | |
| | space? | | Development would create minor |
| | ораоо. | | opportunities for new public open space as |
| | | | the promoter includes open space as part of |
| | | | the development. |
| Distance: | How far is the | | GREEN = <1km or onsite provision |
| Outdoor Sport | nearest outdoor | | ONZERV = CHAIT OF OHORO PROVIDION |
| Facilities | sports facilities? | | Assume onside provision as site of over 200 |
| 1 dominoo | oporto radintido: | | dwellings, which would be required to |
| | | | deliver on site facilities to meet policy. |
| | | | deliver on site radiities to meet policy. |
| | | | 1.8km ACF from centre of the site to |
| | | | Teversham Recreation Ground. |
| Distance: Play | How far is the | | GREEN = <400m or onsite provision |
| Facilities | nearest play space | | ONLEW = 4400m or orisite provision |
| 1 domaios | for children and | | Assume onside provision as site of over 200 |
| | teenagers? | | dwellings, which would be required to |
| | toonagers: | | deliver on site facilities to meet policy. |
| | | | deliver on site racilities to meet policy. |
| | | | 663m ACF from centre of the site to land at |
| | | | Roberts Way, Fulbourn. |
| Gypsy & | Will it provide for | | AMBER = No Impact |
| Traveller | the | | ANDER - No Impact |
| Traveller | accommodation | | No effect on pitch or plot provision. |
| | needs of Gypsies | | The check on pitch of plot provision. |
| | and Travellers and | | |
| | Travelling | | |
| | Showpeople? | | |
| Distance: | How far is the site | | R = >800m |
| District or | from the nearest | | K = 2000III |
| Local Centre | District or Local | | Over 1,000m ACF from the centre of the |
| Local Ochiro | centre? | | site Fulbourn High Street -a cluster of |
| | oonino. | | services and facilities within the village. |
| Distance: City | How far is the site | | R = >800m |
| Centre | from edge of | | 1. – 2000iii |
| Johns | defined Cambridge | | |
| | City Centre? | | |
| Distance: GP | How far is the | | R = >800m |
| Service | nearest health | | 1. – 2000iii |
| 301 1100 | centre or GP | | 1,392m ACF from centre of site to Fulbourn |
| | service? | | Health Centre. |
| Key Local | Will it improve | | AMBER = No impact on facilities (or |
| Facilities | quality and range | | satisfactory mitigation proposed). |
| i dominos | of key local | | Saudiaciony minganom 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, | | acvelopinent. |
| | , | | |
| | post offices, pubs etc?) | | |
| | | | |

| Community Facilities Integration with Existing Communities | Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing communities? | 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. RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Poorly related to the existing built-up part of |
|---|--|--|
| | | the village, located some distance to the west. |
| ECONOMY | | |
| Deprivation (Cambridge) | Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? | AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. |
| Shopping | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre 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? | GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.6km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals) |
| 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 have no effect on employment land or premises. |
| Utilities | Will it improve the level of investment in key community | GREEN = Existing infrastructure likely to be sufficient. |

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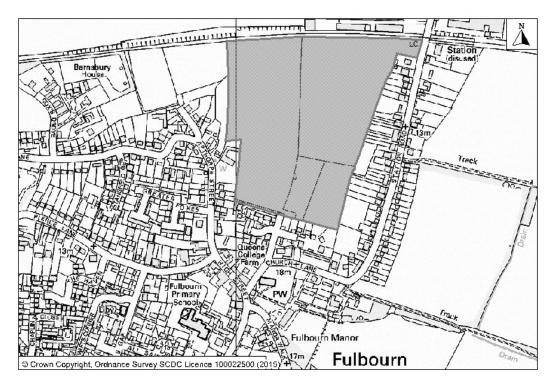
| R = >800m |
|--|
| |
| 4,253m ACF from centre of the site to |
| Cambridge Station. |
| GREEN = No capacity / access constraints |
| identified that cannot be fully mitigated. |
| |
| |
| |
| GREEN = Significant improvements to |
| public transport, cycling, walking facilities. |
| |
| The Highway 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 a significant |
| improvement to public transport, walking or |
| cycling facilities. |
| |

| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC074 | |

Site reference number(s): SC074

Consultation Reference numbers: 28 (I&O 2012)
Site name/address: Land off Station Road, Fulbourn

Мар:



Site description: The site is on the north east edge of Fulbourn with residential to the east fronting onto Station Road and further residential to the south and south west. The northern boundary is marked by the railway line to Ipswich with an industrial area beyond to the north east. There is open farmland beyond the railway line to the north and some enclosed fields to the north west.

The site comprises open fields and paddocks. The open fields are on gently rising land from the south and east, up to the railway line.

Current use(s): Agricultural

Proposed use(s): 300 dwellings with recreational facilities. If other uses are required by the Parish Council or the villagers of Fulbourn then the owner would be willing to include them as part of the development proposal.

Site size (ha): South Cambridgeshire: 12.41 ha.

Potential residential capacity: 186 dwellings, (30 dph (reduced to mitigate for setting of listed building and conservation area))

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

| | land? | |
|--|-----------------------|---|
| Agricultural | Would | AMBER = Minor loss of grade 1 and 2 land |
| Land | development lead | 7 mb 2 m mor 1000 or grado i ana 2 iama |
| | to the loss of the | Minor loss of best and most versatile |
| | best and most | agricultural land (Grades 1 and 2) - Whole |
| | versatile | of site is grade 2. |
| | agricultural land? | of one to grade 2. |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| ······································ | sterilisation of | safeguarded area. |
| | economic mineral | careguarded area. |
| | reserves? | |
| POLLUTION | 1.000.100. | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation. |
| | and vibration | |
| | problems if the site | Development of the whole site would be |
| | is developed, as a | likely to suffer from noise pollution from |
| | receptor or | industrial users and the operational railway |
| | generator | to the north of the site. Restricting |
| | (including | development to part of the site and the use |
| | compatibility with | of noise abatement measures would result |
| | neighbouring | in mitigation of much of the noise pollution. |
| | uses)? | Further investigation would be required |
| | · | before the site could be allocated and |
| | | developed. |
| 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). |
| | | |
| | | Potential for minor benefits through |
| | | remediation of minor contamination - Site is |
| | | adjacent to current industrial/commercial |
| | | use and railway line and may need |
| | | investigation. This can be dealt with by |
| | | condition. |
| 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 3 which does not rule out |
| | | development but may influence land use or |

| | T | | |
|-------------------------|---|-----------|---|
| DIODIVEDOLTY | | | 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 | T | | |
| Designated Sites | Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) | | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. |
| Biodiversity | Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? | | AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. Greatest impact may result through the loss of a large area of open grassland which may provide bat and badgers with foraging area. |
| 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 There is a group of protected trees on land opposite the north east corner of the site; to the north west of the site there is a group of protected trees one field distant away from the site boundary (200 metres) |
| 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. |
| | OWNSCAPE AND CU | LTURAL HE | |
| 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) - it |
| | | would result in the loss of land that has a |
| | | rural character on this northern edge of the |
| | | |
| T | VA/:II it as sints in so al | village. |
| Townscape | Will it maintain and | AMBER = negative impact on townscape |
| | enhance the | character, incapable of mitigation. |
| | diversity and | |
| | distinctiveness of | Minor Negative Impact (development |
| | townscape | conflicts with townscape character, minor |
| | character, including | negative impacts incapable of mitigation) - |
| | through | incompatible with linear street pattern |
| | appropriate design | characteristic of Fulbourn. |
| | and scale of | |
| | development? | |
| Green Belt | What effect would | AMBER = negative impact on Greenbelt |
| Ordon Boil | the development of | purposes |
| | this site have on | purposes |
| | Green Belt | |
| | | |
| I I a wita a a | purposes? | AMPED Cita contains is adiscent to an |
| 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) – site |
| | conservation | forms an important part of the setting of the |
| | areas, listed | Conservation Area and the Grade II* church. |
| | buildings, | .Archaeological potential will require further |
| | registered parks | information but the assumption for a neutral |
| | and gardens and | impact is that it is likely appropriate |
| | scheduled | |
| | | mitigation can be achieved through the |
| OLIMATE OLIM | monuments)? | development process. |
| CLIMATE CHAN | | AMDED Chandender with the |
| 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. A part |
| | | of the western edge of the site is within |
| | | Flood Zones 2 and 3. |
| HUMAN HEALT | TH AND WELL BEING | |
| Open Space | Will it increase the | GREEN = Assumes minimum on-site |
| 1 1 1 | quantity and quality | provision to adopted plan standards is |
| | of publically | provided onsite |
| | accessible open | |
| | space? | Development would create minor |
| | opaco: | opportunities for new public open space - |
| | | Opportunition for new public open space - |

| | 1 | |
|-------------------|-----------------------------------|--|
| | | The promoter has indicated that generous |
| | | amounts of open space would be included |
| | | in the development of the site |
| 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 |
| | ' | Fulbourn Recreation Ground. |
| Distance: Play | How far is the | AMBER = 400 - 800m |
| Facilities | nearest play space | 7 2 |
| r dominoo | for children and | 775m ACF from centre of the site to |
| | teenagers? | Fulbourn Recreation Ground. |
| Gypsy & | Will it provide for | AMBER = No Impact |
| Traveller | the | ANIBER = NO IIIIpact |
| Travellel | | No offect on nitch or plat provision |
| | accommodation | No effect on pitch or plot provision. |
| | needs of Gypsies | |
| | and Travellers and | |
| | Travelling | |
| | Showpeople? | |
| Distance: | How far is the site | G = <400 m |
| District or Local | from the nearest | |
| Centre | District or Local | 385m ACF from the centre of the site |
| | centre? | Fulbourn High Street - a cluster of services |
| | | and facilities within the village. |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | |
| 0011110 | defined Cambridge | |
| | City Centre? | |
| Distance: GP | How far is the | A = 400 - 800m |
| Service | nearest health | 77 = 100 000111 |
| 0011100 | centre or GP | 630m ACF from centre of site to Fulbourn |
| | service? | Health Centre. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | • | |
| racilliles | quality and range | satisfactory mitigation proposed). |
| | of key local | N |
| | 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 with | How well would the | AMBER = Adequate scope for integration |
| Existing | | |
| Communities | development on the site integrate | with existing communities |
| | THE SHE IMPORATE | |
| Communities | _ | |
| Communities | with existing | |
| 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. |
| | | ινιαιτιριο υσμιτνατιστί 2010. |
| | particularly in | |
| | Abbey Ward and | |
| | Kings Hedges? | |
| | Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shonning | | GREEN - No offeet or would over at the |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| | shopping | vitality and viability of existing centres. |
| | hierarchy, | l _a |
| | 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 SMH |
| , เบบบิงจามเมเง | | 1.7km ACE from control of alta to C. II |
| | employment | 1.7km ACF from centre of site to South |
| | centre? | Cambridgeshire 011B (Fulbourn, including |
| <u> </u> | <u> </u> | Capital Park, Tesco & Hospitals) |
| 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 ungrados likeliste ha |
| Ounu c 3 | | AMBER = Significant upgrades likely to be |
| | level of investment | required, constraints capable of appropriate |
| | in key community | mitigation. |
| | services and | |
| | infrastructure, | Major utilities Infrastructure improvements |
| | including | required, but constraints can be addressed. |
| | communications | The electricity, mains water, gas and |
| | infrastructure and | sewerage systems will need reinforcement |
| | broadband? | to increase capacity. |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| | | |
| Capacity | education | constraints can be appropriately mitigated |
| Dist | capacity? | A 400 000 |
| Distance: | How far is the | A = 400 - 800m |
| Primary School | nearest primary | |
| | school? | 520m ACF from centre of site to Fulbourn |
| | | Primary School. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | . 5.000 Mail Onli |
| School | school? | 4.7km ACF from centre of site to Bottisham |
| CONOUN | GOLIOOI! | |
| TDANOBOTT | <u>l</u> | Village College. |
| TRANSPORT | 10/15 - 1 1 | DED. No seed 12 |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| | routes are | less than 1.5m width with medium volume of |
| | | |

| | accessible near to the site? | traffic. Having to cross a busy junction with 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)? | GREEN = High quality public transport service |
| 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 16. |
| Distance: bus stop / rail station | | GG = Within 400m (6) 247m ACF from the centre of the site to the nearest bus stop (17 Service) 392m ACF from the centre of the site to the |
| Frequency of Public Transport | | nearest bus stop (Citi 1). G = 20 minute frequency (4) 17 service - less than hourly service. |
| Public transport journey time to City Centre | | Citi 1 - 20 Minute Service. R = 41 to 50 minutes (2) 17 service - 30 Minutes from Fulbourn to Newmarket Citi 1 - 50 Minutes from Fulbourn to Cambridge. |
| Distance for cycling to City Centre | | G = 5km to 10km (4) 7.48km 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 5,986m ACF from centre of the site to Cambridge 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 Highway Authority has severe concerns due to the access being located in such close proximity to the existing level crossing and would recommend that the Local Planning |

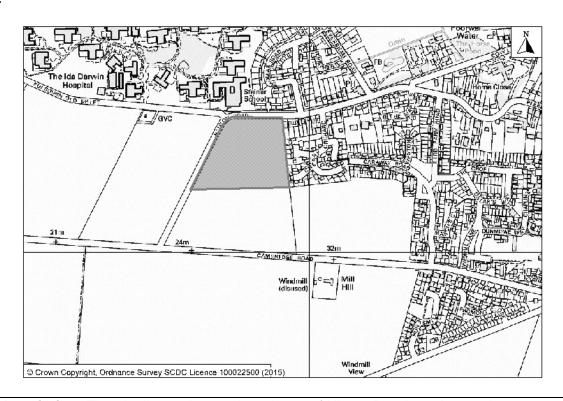
| | | Authority contact Rail Track before progressing this site. |
|------------|------------------------|--|
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC108 | |

Site reference number(s): SC108
Consultation Reference numbers:

Site name/address: Land south of Hinton Road, Fulbourn

Мар:



Site description: The site lies to the south and east of Hinton Road, on the south western edge of Fulbourn. Cambridge Steiner School and the Ida Darwin Hospital lies immediately to the north and Fulbourn Hospital further to the west. The site adjoins residential development to the east and part of the northern boundary. Agricultural land surrounds the site to the west and south. The site comprises part of a large agricultural field. There are patches of trees along the Hinton Road frontages and some planting along the residential boundaries, although several properties overlook the site. The site is open to wider views across to the south and east in an area of gently rolling countryside.

Note: this site adjoins sites 109 to the west and 245 to the east.

Current use(s): Agricultural

Proposed use(s): 105 dwellings with public open space

Site size (ha): South Cambridgeshire: 3.48 ha.

Potential residential capacity: 78 dwellings (30 dph)

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

| | dovoloned | |
|---------------|-----------------------|--|
| | developed | |
| A arialtral | land? | AMPED Minor loss of grade 4 and 0 lond |
| Agricultural | Would | AMBER = Minor loss of grade 1 and 2 land |
| Land | development lead | Minor loop of boot and month with a Cla |
| | to the loss of the | Minor loss of best and most versatile |
| | best and most | agricultural land (Grades 1 and 2) - site is all |
| | versatile | Grade 2 (3.48 ha.). |
| | agricultural land? | |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| | sterilisation of | safeguarded area. |
| | economic mineral | |
| | reserves? | |
| POLLUTION | | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| 1 Glidtion | Odour, light noise | adequate mitigation |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. The South of the site is bounded by |
| | receptor or | the busy Cambridge Road and to the North |
| | generator | Fulbourn Old Drift. Traffic noise will need |
| | (including | assessment. However residential use is |
| | , · • | |
| | compatibility with | likely to be acceptable with careful noise |
| | neighbouring | mitigation. There are also industrial / |
| | uses)? | commercial type units to north at Ida Darwin |
| | | but these are a low to moderate risk in |
| | | terms of adverse noise and cooking odour |
| | | impact as it is understood that the Ida site |
| 0 | In the second second | will be developed in near future. |
| Contamination | Is there possible | GREEN = Site not within or adjacent to an |
| | contamination on | area with a history of contamination. |
| 187 | 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 Zones 1 and 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. |
| | <u>l</u> | 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 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 | | 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 |
| LANDSCADE | TOWNSCADE AND O | III TUDAL ''' | development process. |
| · | TOWNSCAPE AND C | ULTUKAL HI | |
| 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 / Davidens |
| | landscape | | Significant Negative Impact (Development |
| | character? | | conflicts with landscape character, with |
| | | | significant negative impacts incapable of |
| | | | mitigation) - It would be very difficult to |
| | | | mitigate against the adverse impacts of |

| | | dovolonment in this year visible leastion |
|-------------|---|---|
| Townsoons | Mill it maintain and | development in this very visible location. |
| Townscape | Will it maintain and enhance the | RED = Significant negative impact on townscape character, no satisfactory |
| | | mitigation measures possible. |
| | diversity and distinctiveness of | minganon measures possible. |
| | townscape | Significant Negative Impact (Development |
| | character, including | conflicts with townscape character, with |
| | through | significant negative impacts incapable of |
| | appropriate design | mitigation) - The development's scale and |
| | and scale of | location and would extend existing |
| | development? | settlements in a way that would have a very |
| | do voiopinone. | significant adverse effect on existing |
| | | settlements. The site is adjoins the south |
| | | western edge of Fulbourn and development |
| | | would adjoin residential properties to the |
| | | east. However, development in this location |
| | | would reduce the separation between the |
| | | existing built areas of Cherry Hinton and |
| | | Fulbourn. |
| Green Belt | What effect would | RED = Significant negative impact on |
| | the development of | Greenbelt purposes |
| | this site have on | |
| | Green Belt | |
| | purposes? | |
| Heritage | Will it protect or | 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 a |
| | areas, listed | Grade II Listed Building and the two |
| | buildings, | Conservation Areas. However, with careful |
| | registered parks | design it may be possible to mitigate any |
| | and gardens and | impact on the wider historic environment |
| | scheduled | with a smaller scale of development. |
| | monuments)? | 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 | | AMPED Oracle I i i i i |
| Renewables | Will it support the | AMBER = Standard requirements for |
| | use of renewable | renewables would apply |
| Flood Risk | energy resources? Is site at flood risk? | GREEN = Flood Zone 1 / low risk |
| 1 1000 NISK | וא אונד מנ ווטטע וואגי | ONLLIN - I IOOU ZOHE I / IOW HSK |
| | | Flood Zone 1 and no drainage issues that |
| | | cannot be appropriately addressed |
| HUMAN HEAL | TH AND WELL BEING | and appropriately additioned |
| Open Space | Will it increase the | GREEN = Assumes minimum on-site |
| | quantity and quality | provision to adopted plan standards is |
| | of publically | provided onsite |

| | T | 7 |
|----------------|----------------------|---|
| | accessible open | <u> </u> |
| | space? | Development would create minor |
| | | opportunities for new public open space as |
| | | the promoter includes open space as part of |
| | | the development. |
| Distance: | How far is the | AMBER = 1-3km |
| Outdoor Sport | nearest outdoor | |
| Facilities | sports facilities? | 1.6km ACF from centre of the site to |
| 1 dollaroo | oporto radintido: | Fulbourn Recreation Ground. |
| Distance: Play | How far is the | GREEN = <400m or onsite provision |
| Facilities | nearest play space | GIVEEIN = V+00III OI OIISILO PIOVISIOII |
| i aciiiles | for children and | 345m ACF from centre of the site to land at |
| | | |
| O 0 | teenagers? | Roberts Way, Fulbourn. |
| 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 | Over 1,000m ACF from the centre of the |
| | centre? | site Fulbourn High Street -a cluster of |
| | | services and facilities within the village. |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | 1(= >000111 |
| Ochilo | defined Cambridge | |
| | City Centre? | |
| Distance: GP | How far is the | R = >800m |
| | | R = >000III |
| Service | nearest health | 040 4054 4 4 5 11 |
| | centre or GP | 910m ACF from centre of site to Fulbourn |
| | service? | Health Centre. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | |
| | services and | No facilities lost, and no new facilities |
| | facilities including | proposed directly as a result of the |
| | health, education | development. |
| | and leisure (shops, | · |
| | post offices, pubs | |
| | etc?) | |
| Community | Will it encourage | GREEN = Development would not lead to |
| Facilities | and enable | the loss of any community facilities or |
| . dominos | engagement in | replacement / appropriate mitigation |
| | community | possible. |
| | activities? | possible. |
| | activities! | No facilities lost, and as now facilities |
| | | 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 (Cambridge) | Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? | AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. |
| Shopping | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre 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? | GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.7km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals) |
| 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 have no effect on employment land or premises. |
| 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. 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 WWTW is operating close to capacity and the sewerage network is at capacity and both will require mitigation. Significant system reinforcement to Gas is likely to be necessary to accommodate the development of this site. |

| Education | Is there sufficient | AMBER = School capacity not sufficient, |
|---------------------------|-------------------------|--|
| Capacity | education | constraints can be appropriately mitigated. |
| Capacity | capacity? | constrainte can se appropriatory magacoa. |
| | | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | Insufficient secondary and primary school |
| | | places. |
| Distance: | How far is the | R = >800m |
| Primary | nearest primary | |
| School | school? | 1,097m ACF from centre of site to Fulbourn Primary School. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | 5.7km ACF from centre of site to Bottisham |
| School | school? | Village College. |
| TRANSPORT | 1 | |
| Cycle Routes | What type of cycle | AMBER = Medium quality off-road path. |
| | routes are | |
| | accessible near to | |
| HQPT | the site? Is there High | GREEN = High quality public transport |
| ПОРТ | Quality Public | service |
| | Transport (at edge | Service |
| | of site)? | |
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport | mechanism has | |
| Score (SCDC) | been developed to | Total score of 16. |
| , , , | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| Distance: bus | four criteria below. | GG = Within 400m (6) |
| stop / rail | | GG = Wittill 40011 (0) |
| station | | 296m ACF from the centre of the site to the |
| otation | | nearest bus stop. |
| Frequency of | | G = 20 minute frequency (4) |
| Public | | |
| Transport | | |
| Public | | R = 41 to 50 minutes (2) |
| transport | | |
| journey time to | | 50 Minutes from Fulbourn to Cambridge. |
| City Centre | | C. Flore to 40line (4) |
| Distance for | | G = 5km to 10km (4) |
| cycling to City Centre | | 6.30km ACF from the centre of the site to |
| Centre | | Cambridge Market. |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | > 000 |
| Station | proposed train | 4,722m 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, | · - |
| | | |

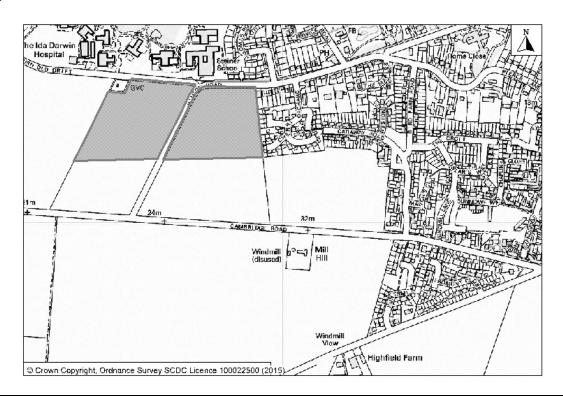
| | where there is | No capacity constraints identified, safe |
|------------|------------------------|--|
| | available capacity? | access can be achieved. |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

| Site Information | |
|----------------------|-------------------|
| Development Sequence | Mino Rural Centre |
| 0:1 (| |

Site reference number(s): SC109 Consultation Reference numbers:

Site name/address: Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn

Мар:



Site description: The site lies to the north of Cambridge Road and south of Fulbourn Old Drift, on both sides of Hinton Road, on the south western edge of Fulbourn. The Ida Darwin Hospital lies immediately to the north and Fulbourn Hospital further to the west. The site adjoins residential development to the east and agricultural land surrounds the site to the west and south. The site comprises a large area of agricultural land, part of two larger fields. There are patchy, low lying hedgerows along the road frontages to the north and south, and the Hinton Road frontages are open to the west, although there are trees along the eastern frontage. The site is open to wider views across to the south and east in an area of gently rolling countryside.

Note: this site adjoins sites 038 to the west and 108 to the east (also part of this site).

Current use(s): Agricultural

Proposed use(s): 220 dwellings with public open space

Site size (ha): South Cambridgeshire: 7.42 ha.

Potential residential capacity: 78 dwellings (30 dph)

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

| | land? | |
|---------------|-----------------------|--|
| Agricultural | Would | AMBER = Minor loss of grade 1 and 2 land |
| Land | development lead | ANDLIN - MINOR 1033 of grade 1 and 2 land |
| Land | to the loss of the | Minor loss of best and most versatile |
| | best and most | agricultural land (Grades 1 and 2) - site is all |
| | versatile | Grade 2 (7.42 ha.). |
| | agricultural land? | Grade 2 (7.42 fla.). |
| Minerals | Will it avoid the | GREEN = Site is not within an allocated or |
| Millerais | sterilisation of | safeguarded area. |
| | economic mineral | Salegualded alea. |
| | reserves? | |
| POLLUTION | 10301703: | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| l | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| | | |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | AMBER = Adverse impacts capable of |
| | Odour, light noise | adequate mitigation |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. The South of the site is bounded by |
| | receptor or | the busy Cambridge Road and to the North |
| | generator | Fulbourn Old Drift. Traffic noise will need |
| | (including | assessment. However residential use is |
| | compatibility with | likely to be acceptable with careful noise |
| | neighbouring | mitigation. There are also industrial / |
| | uses)? | commercial type units to north at Ida Darwin |
| | | but these are a low to moderate risk in |
| | | terms of adverse noise and cooking odour |
| | | impact as it is understood that the Ida site |
| | | will be developed in near future. |
| Contamination | Is there possible | GREEN = Site not within or adjacent to an |
| | contamination on | area with a history of contamination. |
| 101-1- | the site? | ODEEN No in 1/2 11 1/4" |
| Water | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | Davidania anti-inilia kata affa atau atau a |
| | of the water | Development unlikely to affect water quality. |
| | environment? | The site within Groundwater Source |
| | | Protection Zones 1 and 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 |
| 2.100 | 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 occid so magatou). |
| | (Including | | |
| | International and | | |
| | locally designated | | |
| | sites) | | |
| Biodiversity | Would | | AMBER = Development would have a |
| 2.000 | development | | negative impact on existing features or |
| | reduce habitat | | network links but capable of appropriate |
| l | fragmentation, | | mitigation |
| | enhance | | 5 |
| | native species, and | | Assumptions for a neutral impact are that |
| | help deliver habitat | | existing features that warrant retention can |
| | restoration (helping | | be retained or appropriate mitigation will be |
| | to achieve | | achieved through the development process. |
| | Biodiversity Action | | |
| | Plan targets, and | | |
| | maintain | | |
| | connectivity | | |
| | between green | | |
| | infrastructure)? | | |
| TPO | Are there trees on | | GREEN = Site does not contain or adjoin |
| | site or immediately | | any protected trees |
| | adjacent protected | | |
| | by a Tree | | |
| | Preservation Order | | |
| | (TPO)? | | |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| | and green spaces, | | of appropriate mitigation |
| | through delivery of | | |
| | and access to | | Neutral impact (existing features retained, |
| | green | | or appropriate mitigation possible). |
| | infrastructure? | | Assumptions for a neutral impact include |
| | | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | development process. |
| | TOWNSCAPE AND C | ULTURAL H | |
| Landscape | Will it maintain and | | RED = Significant negative impact on |
| | enhance the | | landscape character, no satisfactory |
| | diversity and | | mitigation measures possible. |
| | distinctiveness of | | Olan Basad Named L. 1975 |
| | Liondoono | | Significant Negative Impact (Development |
| | landscape | | |
| | character? | | conflicts with landscape character, with |
| | - | | significant negative impacts incapable of |
| | - | | |

| | T | |
|--------------|---|--|
| | | development in this very visible location. Some limited development may be possible to the east of the site, so long as such development respects the local landform and landscape character, and preserves the distinctive approaches to and setting of Fulbourn. |
| Townscape | Will it maintain and enhance the diversity and distinctiveness of | RED = Significant negative impact on townscape character, no satisfactory mitigation measures possible. |
| | townscape character, including through appropriate design and scale of development? | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. The site is adjoins the south western edge of Fulbourn and development of the land to the east of Hinton Road site would adjoin residential properties to the east. However, development in this location would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn. |
| 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)? | 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) – The site forms an important part of the setting a Grade II Listed Building and the two Conservation Areas. However, with careful design it may be possible to mitigate any impact on the wider historic environment with a smaller scale of development. 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 |
| CLIMATE CHAI | NGF | 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 |

| Γ | T | | |
|-----------------------------|---|---|---|
| | | | Flood Zone 1 and no drainage issues that cannot be appropriately addressed |
| HUMAN HEAL | 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 includes open space as part of the development. |
| Distance: | How far is the | | AMBER = 1-3km |
| Outdoor Sport Facilities | nearest outdoor sports facilities? | | 1.7km ACF from centre of the site to Fulbourn Recreation Ground. |
| Distance: Play | How far is the | | GREEN = <400m or onsite provision |
| Facilities | nearest play space for children and teenagers? | | 377m ACF from centre of the site to land at Roberts Way, Fulbourn. |
| Gypsy & | Will it provide for | | AMBER = No Impact |
| Traveller | the accommodation needs of Gypsies and Travellers and Travelling Showpeople? | | No effect on pitch or plot provision. |
| Distance: | How far is the site | | R = >800m |
| District or Local Centre | from the nearest District or Local centre? | | Over 1,000m ACF from the centre of the site Fulbourn High Street -a cluster of services and facilities within the village. |
| Distance: City Centre | How far is the site from edge of defined Cambridge City Centre? | | R = >800m |
| Distance: GP | How far is the | | R = >800m |
| Service | nearest health centre or GP service? | | 1,009m ACF from centre of site to Fulbourn Health Centre. |
| Key Local Facilities | Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) | | AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development. |
| Community Facilities | Will it encourage and enable engagement in community activities? | | GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. |

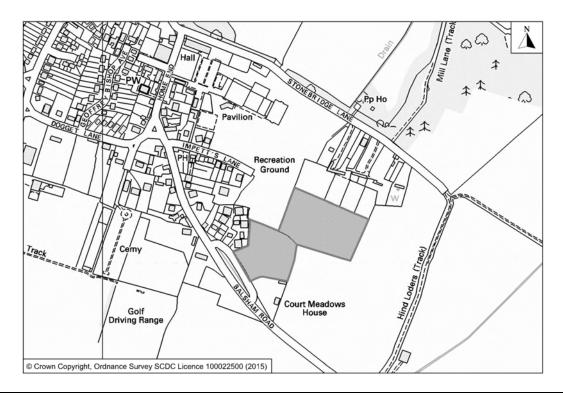
| | | | No feelities lest and as your feelities |
|---------------|------------------------|---|---|
| | | | No facilities lost, and no new facilities |
| | | | proposed directly as a result of the development. |
| Integration | How wall would the | | |
| Integration | How well would the | | AMBER = Adequate scope for integration |
| with Existing | development on | | with existing communities |
| Communities | the site integrate | | |
| | with existing | | |
| | communities? | | |
| ECONOMY | | 1 | |
| 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, | | assumption is that the local centre proposed |
| | town, district and | | will only be of a suitable scale to serve |
| | local centres? | | needs of new residents and will not impact |
| | | | on other centres. |
| 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. |
| | | | |
| | | | 0.7km ACF from centre of site to South |
| | | | Cambridgeshire 011B (Fulbourn, including |
| | | | Capital Park, Tesco & Hospitals) |
| Employment - | Would | | G = No loss of employment land / allocation |
| Land | development result | | is for employment development. |
| | in the loss of | | , , |
| | employment land, | | Development would have no effect on |
| | or deliver new | | employment land or premises. |
| | employment land? | | complete in and of profitiood. |
| Utilities | Will it improve the | | AMBER = Significant upgrades likely to be |
| J | level of investment | | required, constraints capable of appropriate |
| | in key community | | mitigation. |
| | services and | | magadon. |
| | infrastructure, | | Major utilities Infrastructure improvements |
| | including | | required, but constraints can be addressed. |
| | communications | | The electricity, mains water, gas and |
| | infrastructure and | | sewerage systems will need reinforcement |
| | broadband? | | to increase capacity. |
| | Divauvaliu! | | to increase capacity. |

| | | LAMBER 0.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1 |
|------------------------|--|---|
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education capacity? | constraints can be appropriately mitigated |
| | ' ' | Insufficient spare school capacity but |
| | | potential for improvement to meet needs. |
| | | Insufficient secondary and primary school |
| | | places. |
| Distance: | How far is the | R = >800m |
| Primary | nearest primary | |
| School | school? | 1,197m ACF from centre of site to Fulbourn |
| | | Primary School. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | |
| School | school? | 5.8km ACF from centre of site to Bottisham |
| TD 4110D0DT | | Village College. |
| TRANSPORT | \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | ANADED No diversionality of an advanta |
| Cycle Routes | What type of cycle | AMBER = Medium quality off-road path. |
| | routes are accessible near to | |
| | the site? | |
| HQPT | Is there High | GREEN = High quality public transport |
| i i Qi i | Quality Public | service |
| | Transport (at edge | 3011100 |
| | of site)? | |
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport | mechanism has | |
| Score (SCDC) | been developed to | Total score of 16. |
| , | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| | four criteria below. | |
| Distance: bus | | GG = Within 400m (6) |
| stop / rail | | 000 AOF frame that and the of the often to the |
| station | | 209m ACF from the centre of the site to the |
| Erogueney of | | nearest bus stop. G = 20 minute frequency (4) |
| Frequency of Public | | |
| Transport | | |
| Public | | R = 41 to 50 minutes (2) |
| transport | | (=) |
| journey time to | | 50 Minutes from Fulbourn to Cambridge. |
| City Centre | | |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | , , |
| Centre | | 6.21km 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 | 4,623m ACF from centre of the site to |
| | I - (- (' O | Cambridge Station. |
| | station? | |
| Access | Will it provide safe access to the | GREEN = No capacity / access constraints identified that cannot be fully mitigated. |

| | highway network, where there is | No capacity constraints identified, safe |
|------------|---------------------------------|--|
| | available capacity? | access can be achieved. |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

| Site Information | | |
|---|--------------------|--|
| Development Sequence | Minor Rural Centre | |
| Site reference number(s): SC136 | | |
| Consultation Reference numbers: | | |
| Site name/address: Land at Balsham Road | | |

Мар:



Site description: The site is on the eastern edge of Fulbourn to the north of Balsham Road. It comprises of two enclosed fields. The Fulbourn Recreation Ground is to the north west of the site with residential to the north and west. There is open countryside to the east and south.

The site is adjacent to Site 213.

Current use(s): Agricultural

Proposed use(s): 35 dwellings with public open space

Site size (ha): South Cambridgeshire: 2.76 ha.

Potential residential capacity: 62 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) - Eastern |

| | voractila | part of cita is greate 0 |
|---------------------|--|--|
| | versatile | part of site is 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 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 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. 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. |
| | Will it conserve | GREEN - Doos not contain is not adiscont |
| Designated Sites | 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 |

| | 1 , | | |
|----------------|--------------------------|---------------|---|
| | 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 | | Tinagation |
| | 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 | | Greatest impact likely to arise through the |
| | Plan targets, and | | loss of open grassland which may be of |
| | maintain | | value as foraging habitat for bats and |
| | connectivity | | badgers. Fulbourn Nature Reserve is |
| | between green | | relatively nearby. |
| | infrastructure)? | | |
| TPO | Are there trees on | | AMBER = Any adverse impact on protected |
| | site or immediately | | trees capable of appropriate mitigation |
| | adjacent protected | | |
| | by a Tree | | There are several protected trees within a |
| | Preservation Order | | field adjoining the site. The TPO area |
| | (TPO)? | | follows the hedgerow of the northwest |
| | (- / | | corner of the site. |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| Imadiadao | and green spaces, | | of appropriate mitigation |
| | through delivery of | | or appropriate mingation |
| | and access to | | Neutral impact (existing features retained, |
| | | | or appropriate mitigation possible). |
| | green infrastructure? | | |
| | initastructure? | | Assumptions for a neutral impact include |
| | | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| LANDOGADE | FOWNICOARE AND CO | III TUDA: ::: | development process. |
| • | TOWNSCAPE AND C | UL I 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, with |
| | | | significant negative impacts incapable of |
| | | | mitigation) - the site is prominently located |
| | | | on the eastern edge of the village and is |
| | | | part of the rural landscape setting of |
| | | | Fulbourn. |
| Townscape | Will it maintain and | | AMBER = negative impact on townscape |
| Townsoape | enhance the | | character, incapable of mitigation. |
| L | Torridrice trie | | onaracion, moapable of miligation. |

| Green Belt | diversity and distinctiveness of townscape character, including through appropriate design and scale of development? What effect would the development of | Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn. RED = Significant negative impact on Greenbelt purposes |
|--|--|---|
| | this site have on Green Belt purposes? | |
| Heritage | Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest | 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. |
| | (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - major adverse effect on the setting of the conservation area and village due to prominent position on approach. Also major effect on settings of listed buildings in Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties. Archaeological potential will require further information but it is likely appropriate mitigation can be achieved through the development process. |
| CLIMATE CHA | NGE | 3 1 1 |
| 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 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 0.2km ACF from centre of the site to Fulbourn Recreation Ground. |
| Distance: Play Facilities | How far is the nearest play space for children and teenagers? | GREEN =<400m 325m ACF from centre of the site to Fulbourn Recreation Ground. |
| Gypsy & | Will it provide for | AMBER = No Impact |

| · · | T., | |
|---------------------------|----------------------|---|
| Traveller | the | No offect on witch and let and 1.1 |
| | accommodation | No effect on pitch or plot provision. |
| | needs of Gypsies | |
| | and Travellers and | |
| | Travelling | |
| D: / | Showpeople? | D 000 |
| Distance: | How far is the site | R = >800m |
| District or | from the nearest | 040 4054 4 4 44 3 |
| Local Centre | District or Local | 846m ACF from the centre of the site |
| | centre? | Fulbourn High Street - a cluster of services |
| Diotopoor City | How far is the site | and facilities within the village. R = >800m |
| Distance: City Centre | from edge of | K = >000111 |
| Centre | defined Cambridge | |
| | City Centre? | |
| | Oity Certife: | |
| Distance: GP | How far is the | R = >800m |
| Service | nearest health | |
| | centre or GP | 916m ACF from centre of site to Fulbourn |
| | service? | Health Centre. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| | of key local | |
| | services and | 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 for improving existing |
| | post offices, pubs | facilities of neighbouring recreation ground. |
| | 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 last and no new facilities |
| | | No facilities lost, and no new facilities |
| | | proposed directly as a result of the development. |
| Integration | How well would the | RED = Limited scope for integration with |
| Integration with Existing | development on | existing communities / isolated and/or |
| Communities | the site integrate | separated by non-residential land uses |
| Communices | with existing | separated by non-residential land uses |
| | communities? | Large site, well removed from the existing |
| | Communico | built-up area of the village. |
| ECONOMY | <u> </u> | aum ap anou or and amage. |
| 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 | |

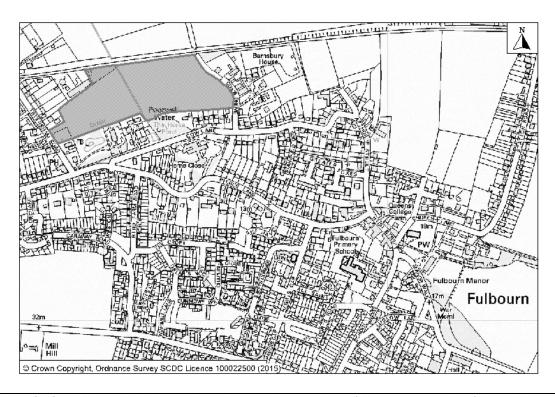
| | deprived wards of | |
|----------------------------------|---|--|
| | Cambridge? | |
| Shopping | Will it protect the shopping | GREEN = No effect or would support the vitality and viability of existing centres. |
| | hierarchy, supporting the vitality and viability of Cambridge, town, district and 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? | 2.3km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals) |
| 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 WWTW is operating close to capacity and the sewerage network is at capacity and both will require 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 |
| Distance: Primary School | How far is the nearest primary school? | A =400 - 800m 790m ACF from centre of site to Fulbourn Primary School. |
| Distance: Secondary School | How far is the nearest secondary school? | R = Greater than 3km 5.7km ACF from centre of site to Bottisham 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. |

| | T | |
|-----------------|------------------------|---|
| HQPT | Is there High | RED = Service does not meet the |
| | Quality Public | requirements of a high quality public |
| | Transport (at edge | transport (HQPT) |
| | of site)? | |
| Sustainable | Scoring | AMBER = Score 10-14 from 4 criteria |
| 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 | | GG = Within 400m (6) |
| stop / rail | | |
| station | | 290m ACF from the centre of the site to the |
| | | nearest bus stop (16 Service). |
| | | , , , , |
| | | 696m ACF from the centre of the site to the |
| | | nearest bus stop (Citi 1). |
| Frequency of | | RR = Less than hourly service (0) |
| Public | | , , |
| Transport | | 16 service - less than hourly service. |
| | | , |
| | | Citi 1 - 20 Minute Service. |
| Public | | G = 21 to 30 minutes (4) |
| transport | | `, |
| journey time to | | 16 service - 30 Minutes from Fulbourn to |
| City Centre | | Haverhill |
| | | |
| | | Citi 1 - 50 Minutes from Fulbourn to |
| | | Cambridge. |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | , |
| Centre | | 8.03km 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 | 6,422m 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, | , .3 |
| | where there is | |
| | available capacity? | |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |
| | i ar aramig idominos: | |

| Site Information | | |
|---------------------------------|--------------------|--|
| Development Sequence | Minor Rural Centre | |
| Site reference number(s): SC162 | | |
| Consultation Poterance numbers: | | |

Site name/address: Land between Teversham Road and Cow Lane, Fulbourn

Мар:



Site description: The site is located on the northern edge of Fulbourn south of the railway line from Cambridge to Ipswich. Beyond the railway line is open countryside. To the west are commercial uses and to the south and east residential.

The site comprises of two enclosed fields.

Current use(s): Grazing

Proposed use(s): 180-240 dwellings with public open space

Site size (ha): South Cambridgeshire: 6.14 ha.

Potential residential capacity: 92 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 | GREEN = Neutral. Development would not affect grade 1 and 2 land. Development would not affect best and |

| | versatile | most versatile agricultural land (Grades 1 |
|---------------|-----------------------|---|
| | agricultural land? | and 2). Northern third of site is Grade 2 |
| 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 | incapable of appropriate magazien |
| | problems if the site | Will create significant negative impacts to, |
| | is developed, as a | or as a result of, the development, |
| | receptor or | incapable of adequate mitigation. |
| | generator | Environmental Health object to the site due |
| | (including | to noise and odour constraints. Industrial |
| | , · • | |
| | compatibility with | uses adjoining site create both noise and |
| | neighbouring | odour problems. Also the site is adjacent to |
| <u> </u> | uses)? | an operational railway line. |
| 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. Site is adjacent to current |
| | | industrial / commercial use and railway line |
| | | and may need investigation. This can be |
| | | dealt with by condition. |
| Water | Will it protect and | AMBER = Development has potential to |
| | where possible | affect water quality, with minor negative |
| | enhance the quality | impacts incapable of mitigation. |
| | of the water | |
| | environment? | Development has potential to affect water |
| | | quality, with minor negative impacts |
| | | incapable of mitigation The site within |
| | | Groundwater Source Protection Zone 1 |
| | | which does not rule out development but |
| | | may influence land use or require pollution |
| | | control measures. There is a high water |
| | | table in the general area which promoter |
| | | does not consider would prevent residential |
| | | development. Environment Agency consider |
| | | site should not be allocated unless risk of |
| | | flooding can be mitigated. |
| BIODIVERSITY | , | nooding out be miligated. |
| Designated | Will it conserve | GREEN = Does not contain, is not adjacent |
| Designated | VVIII IL COLISCIVE | ONLER - Does not contain, is not aujacent |

| 0:4 | T | | |
|-----------------|----------------------------|---------------|---|
| Sites | protected species | | to, or local area will be developed as |
| | and protect sites | | greenspace. No or negligible impacts. |
| | designated for | | No impact on protected sites and species |
| | nature | | (or impacts could be mitigated). |
| | conservation | | |
| | interest, and | | |
| | geodiversity? | | |
| | (Including | | |
| | International and | | |
| | locally designated | | |
| | sites) | | |
| Biodiversity | Would | | AMBER = Development would have a |
| - | development | | positive impact by enhancing existing |
| | reduce habitat | | features and adding new features or |
| | fragmentation, | | network links. |
| | enhance | | |
| | native species, and | | Assumptions for a neutral impact are that |
| | help deliver habitat | | existing features that warrant retention can |
| | restoration (helping | | be retained or appropriate mitigation will be |
| | to achieve | | achieved through the development process. |
| | Biodiversity Action | | Greatest impact likely to arise through a |
| | Plan targets, and | | combination of habitat loss, change and |
| | maintain | | disturbance. This site has range of habitats |
| | connectivity | | currently associated with it and |
| | between green | | development would need to be carefully laid |
| | infrastructure)? | | out to protect and enhance. |
| TPO | Are there trees on | | AMBER = Any adverse impact on protected |
| | site or immediately | | trees capable of appropriate mitigation |
| | adjacent protected | | a doctor of appropriate magazion |
| | by a Tree | | Area Tree Protection Order north of |
| | Preservation Order | | Poorwell Water covers the south east |
| | (TPO)? | | section of the site. Area TPO in the grounds |
| | (11 0). | | of the pumping station adjoins to the south |
| | | | West. |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| IIIIIastiuctuie | and green spaces, | | of appropriate mitigation. |
| | through delivery of | | or appropriate mitigation. |
| | and access to | | Neutral impact (existing features retained, |
| | green | | or appropriate mitigation possible). |
| | infrastructure? | | Assumptions for a neutral impact include |
| | mmasiruciui c : | | that appropriate design and mitigation |
| | | | measures would be achieved through the |
| | | | ı |
| I ANDSCADE : | TOWNSCADE AND O | III TUDAL III | development process. |
| · | TOWNSCAPE AND C | 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 | | Navitual lase and Assessment Co. |
| | 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 | | 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 | | incompatible with linear street pattern |
| | appropriate design | | characteristic of Fulbourn. |
| | and scale of | | |
| Green Belt | development? What effect would | | CDEEN. No import or Minor positive |
| Green Beit | | | GREEN = No impact or Minor positive |
| | the development of | | impact on Green Belt purposes |
| | this site have on Green Belt | | The site is not in the Green Belt – it is white |
| | purposes? | | |
| Heritage | Will it protect or | | land. It is adjacent to Green Belt. RED = Site contains, is adjacent to, or |
| Tientage | 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 | | mugation. |
| | (including | | Significant Negative Impact on historic |
| | conservation | | Assets (incapable of satisfactory mitigation) |
| | areas, listed | | - Major adverse effect on setting of |
| | buildings, | | Conservation Area as loss of significant |
| | registered parks | | green space as backdrop and approach to |
| | and gardens and | | Conservation Area. Archaeological potential |
| | scheduled | | will require further information but it is likely |
| | monuments)? | | 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 at flood risk? | | RED = Flood Zone 3 / high risk |
| | | | |
| | | | High groundwater level so although site is |
| | | | not in high flood zone it has had localised |
| | | | flooding. Detailed report submitted by |
| | | | promoter. |
| | 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? | | AMDED 4 Store |
| Distance: | How far is the | | AMBER = 1-3km |
| Outdoor Sport | nearest outdoor | | 1 Alm ACE from contra of the cita to |
| Facilities | sports facilities? | | 1.4km ACF from centre of the site to |
| Dietanas Play | How far is the | | Fulbourn Recreation Ground. AMBER = 400 - 800m |
| Distance: Play Facilities | | | AIVIDEN = 400 - 000111 |
| ı⁻a∪ııılı c 5 | nearest play space | | |

| | 1, | 144 1054 |
|-----------------------|--|---|
| | for children and | 441m ACF from centre of the site to land at |
| | teenagers? | Roberts Way, Fulbourn. |
| O. 10 0 0 | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | AMDED. No less |
| Gypsy & | Will it provide for | AMBER = No Impact |
| Traveller | the | No offect on pitch or plat providing |
| | 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 | from the nearest | A = 400 - 000III |
| Local Centre | District or Local | 748m ACF from the centre of the site |
| Local Octilie | centre? | Fulbourn High Street -a cluster of services |
| | Cermer | and facilities within the village. |
| Distance: City | How far is the site | R = >800m |
| Centre | from edge of | N = 2000III |
| Johns | defined Cambridge | |
| | City Centre? | |
| Distance: GP | How far is the | A = 400 - 800m |
| Service | nearest health | 7 100 000111 |
| 30.1.00 | centre or GP | 614m ACF from centre of site to Fulbourn |
| | service? | Health Centre. |
| 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 | 1 | |
| 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 | 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. |
| | | |
| | | 0.9km ACF from centre of site to South |
| | | Cambridgeshire 011B (Fulbourn, including |
| | | Capital Park, Tesco & Hospitals) |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| | in the loss of | ' ' |
| | employment land, | Development would have no effect on |
| | or deliver new | employment land or premises. |
| | employment land? | |
| Utilities | Will it improve the | AMBER = Significant upgrades likely to be |
| | level of investment | required, constraints capable of appropriate |
| | in key community | mitigation |
| | services and | ·····game·· |
| | infrastructure, | Major utilities Infrastructure improvements |
| | including | required, but constraints can be addressed. |
| | communications | The electricity, mains water, gas and |
| | infrastructure and | sewerage systems will need reinforcement |
| | broadband? | to increase capacity. |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| | capacity? | ganes |
| | | School capacity not sufficient, but |
| | | significant issues can be adequately |
| | | addressed |
| Distance: | How far is the | A = 400 - 800m |
| Primary | nearest primary | |
| School | school? | 750m ACF from centre of site to Fulbourn |
| | | Primary School. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | |
| School | school? | 5.1km ACF from centre of site to Bottisham |
| 33331 | | Village College. |
| TRANSPORT | ı | · ········g-· • • ····•g-· |
| Cycle Routes | What type of cycle | RED = No cycling provision or a cycle lane |
| 3,0.01100100 | 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 |
| L | | |

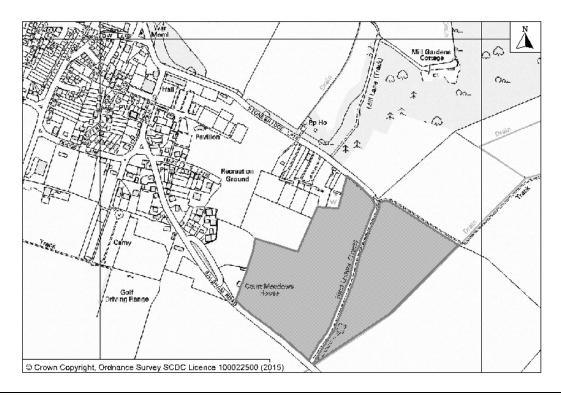
| | | facilities/school. Poor quality off road path. |
|-----------------|------------------------------------|---|
| HQPT | Is there High | GREEN = High quality public transport |
| | Quality Public | service |
| | Transport (at edge | |
| | of site)? | |
| Sustainable | Scoring | GREEN = Score 15-19 from 4 criteria below |
| Transport | mechanism has | |
| Score (SCDC) | been developed to | Total score of 16. |
| | consider access to | |
| | and quality of | |
| | public transport, | |
| | and cycling. Scores | |
| | determined by the | |
| Distance: bus | four criteria below. | GG = Within 400m (6) |
| stop / rail | | GG = Wittiii1 400111 (6) |
| station | | 278m ACF from the centre of the site to the |
| Station | | nearest bus stop. |
| Frequency of | | G = 20 minute frequency (4) |
| Public | | |
| Transport | | |
| Public | | R = 41 to 50 minutes (2) |
| transport | | ` ′ |
| journey time to | | 50 Minutes from Fulbourn to Cambridge. |
| City Centre | | |
| Distance for | | G = 5km to 10km (4) |
| cycling to City | | |
| Centre | | 6.68km ACF from the centre of the site to |
| | | Cambridge Market. |
| Distance: | How far is the site | R = >800m |
| Railway | from an existing or | 5.405 ··· AOF (****** ***** |
| Station | proposed train | 5,165m ACF from centre of the site to |
| A 00000 | station? | Cambridge Station. |
| Access | Will it provide safe access to the | GREEN = No capacity / access constraints identified that cannot be fully mitigated. |
| | highway network, | identined that carriot be fully fillityated. |
| | where there is | |
| | available capacity? | |
| Non-Car | Will it make the | AMBER = No impacts |
| Facilities | transport network | 7 WIDER - No Impacto |
| | safer for public | |
| | transport, walking | |
| | or cycling facilities? | |

| Site Information | |
|---------------------------------|--------------------|
| Development Sequence | Minor Rural Centre |
| Site reference number(s): SC213 | |

Consultation Reference numbers:

Site name/address: Land at Court Meadows House, Balsham Road

Мар:



Site description: The site is on the eastern edge of Fulbourn to the north of Balsham Road, separate from the village by fields. There is residential to the north west along Stonebridge Lane and an individual house adjoining Balsham Road to the west of the site. There is open countryside adjoining all other boundaries

The site comprises of two fields divided by a track (Hind Loder) that links Balsham Road to Stonebridge Lane. There is an agricultural building in the south eastern corner of the site. The site is adjacent to Site 136.

Current use(s): Arable

Proposed use(s): 250 dwellings with community facilities, public open space and a limited amount of retail (note: the site does not adjoin the village development framework, however it adjoins another site that does and therefore assessment of this site is conditional on the adjoining site being found to have potential)

Site size (ha): South Cambridgeshire: 13.84 ha.

Potential residential capacity: 166 dwellings (30 dph)

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

| | land? | |
|---------------|--------------------------------------|--|
| Agricultural | Would | AMBER = Minor loss of grade 1 and 2 land |
| Land | development lead | ANDER = Millor 1033 of grade 1 and 2 land |
| Lana | to the loss of the | Minor loss of best and most versatile |
| | best and most | agricultural land (Grades 1 and 2) - small |
| | versatile | site but all Grade 1. |
| | | Site but all Grade 1. |
| Minerals | agricultural land? Will it avoid the | GREEN = Site is not within an allocated or |
| winerais | | |
| | sterilisation of | safeguarded area. |
| | economic mineral | |
| | reserves? | |
| POLLUTION | T | |
| Air Quality | Would the | GREEN = Minimal, no impact, reduced |
| | development of the | impact. |
| | sites result in an | |
| | adverse | Development unlikely to impact on air |
| | impact/worsening | quality. Site lies in an area where air quality |
| | of air quality? | acceptable. |
| | | · |
| AQMA | Is the site within or | GREEN = >1,000m of an AQMA, M11, or |
| | near to an AQMA, | A14 |
| | the M11 or the | |
| | A14? | |
| Pollution | Are there potential | GREEN = No adverse effects or capable of |
| | Odour, light noise | full mitigation |
| | and vibration | 1 to mining and m |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. |
| | receptor or | 4000. |
| | generator | |
| | (including | |
| | compatibility with | |
| | neighbouring | |
| | | |
| | uses)? | |
| Contamination | Is there possible | GREEN = Site not within or adjacent to an |
| Contamination | contamination on | • |
| | | area with a history of contamination |
| Water | the site? | CDEEN - No impost / Canable of full |
| vvaler | Will it protect and | GREEN = No impact / Capable of full |
| | where possible | mitigation |
| | enhance the quality | Barratana anti-milla tratage de la compansión de la compa |
| | of the water | Development unlikely to affect water quality. |
| | environment? | 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 |
| 22 | T P. S. SSC G SPOSIO | 1.5 2.501gilatoa ioi ilataio collocivation oi |

| and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) 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)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green will it improve access to wildlife and green spaces, through delivery of and access to green LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Will it improve in the control of t | | T | | |
|--|----------------|----------------------|------------|---|
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| maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure access to wildlife and green spaces, through delivery of and access to green infrastructure? AMBER = No significant opportunities or loss of existing green infrastructure or appropriate mitigation 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 CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | Biodiversity Action | | Greatest impact likely to arise through the |
| maintain connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure Green Infrastructure Infrastructure AMBER = Any adverse impact on protected trees capable of appropriate mitigation AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation 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 CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | Plan targets, and | | loss of open grassland which may be of |
| connectivity between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure Green Infrastructure Infrastructure AMBER = Any adverse impact on protected trees capable of appropriate mitigation For the full length of Hind Loders (track) there are protected trees. For the full length of Hind Loders (track) there are protected trees. AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | _ | | value as foraging habitat for bats and |
| between green infrastructure)? TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Green Infrastructure AMBER = Any adverse impact on protected trees capable of appropriate mitigation AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation 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 CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of 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 prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | connectivity | | |
| TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure AMBER = Any adverse impact on protected trees capable of appropriate mitigation AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation 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 CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of 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 prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | _ | | |
| TPO Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? AMBER = Any adverse impact on protected trees capable of appropriate mitigation 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. EANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE 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 prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | _ | | relatively meanay. |
| site or immediately adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Site or immediately adjacent protected by a Tree Preservation Order (TPO)? 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. EANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE 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 prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | TPO | · | | AMRER - Any adverse impact on protected |
| adjacent protected by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with signification) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | 110 | | | · · · · · · · · · · · · · · · · · · · |
| by a Tree Preservation Order (TPO)? Green Infrastructure Infrastructure Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure? LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Synthesia 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. 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 prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | - | | trees capable or appropriate mitigation |
| Preservation Order (TPO)? Green Infrastructure | | | | For the full length of Hind Ladors (track) |
| Green Infrastructure Will it improve access to wildlife and green spaces, through delivery of 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 CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | | | |
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| Infrastructure access to wildlife and green spaces, through delivery of 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 CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | 0 | , | | ANADED No significant agreement with a sur |
| and green spaces, through delivery of and access to green infrastructure? LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape and is part of the rural landscape setting of Fulbourn. | | • | | |
| through delivery of 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 CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of 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 prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | Infrastructure | | | |
| 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 CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of 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 prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | | | of appropriate mitigation |
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| that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of 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 prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | green | | or appropriate mitigation possible). |
| that appropriate design and mitigation measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of 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 prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | infrastructure? | | Assumptions for a neutral impact include |
| measures would be achieved through the development process. LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | | | · · · · · · · · · · · · · · · · · · · |
| Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | | | |
| Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | | | • |
| Landscape Will it maintain and enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | LANDSCAPE | TOWNSCAPE AND C | ULTURAL HI | |
| enhance the diversity and distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | | | |
| distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | Lariacoapo | | | |
| distinctiveness of landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | | | |
| landscape character? Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | • | | minganon measures possible. |
| character? conflicts with landscape character, with significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | | | Cignificant Negative Impact (Development |
| significant negative impacts incapable of mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | • | | . , , . |
| mitigation) - the site is prominently located on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | cnaracter? | | · |
| on the eastern edge of the village and is part of the rural landscape setting of Fulbourn. | | | | |
| part of the rural landscape setting of Fulbourn. | | | | |
| Fulbourn. | | | | |
| | | | | |
| | | | | Fulbourn. |
| | Townscape | Will it maintain and | | AMBER = negative impact on townscape |

| | 1 | l | |
|----------------------------|--|---|---|
| | 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) - incompatible with linear street pattern characteristic of Fulbourn. |
| 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 | | 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. |
| | (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | | Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) - major adverse effect on the setting of the conservation area and village due to prominent position on approach. Also major effect on settings of listed buildings in Stonebridge Lane due to obstruction of foreground and rural backdrop to these properties. 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. To the east of the site there is a band of land within flood zone 3 – approximately a fifth of the area. |
| | 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 Neutral impact (existing features retained or appropriate mitigation). Assumption is |
| | | | standard requirements for open space would apply. |
| Distance: Outdoor Sport | How far is the nearest outdoor | | GREEN = <1km or onsite provision |

| - w. | 1 | 0.41 4054 |
|----------------|----------------------|--|
| Facilities | sports facilities? | 0.4km ACF from centre of the site to |
| D: 4 DI | | Fulbourn Recreation Ground. |
| Distance: Play | How far is the | AMBER = 400 - 800m |
| Facilities | nearest play space | 505 4054 4 44 44 |
| | for children and | 565m ACF from centre of the site to |
| | teenagers? | Fulbourn 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? | D 000 |
| Distance: | How far is the site | R = >800m |
| District or | from the nearest | |
| Local Centre | District or Local | 846m ACF from the centre of the site |
| | centre? | Fulbourn 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: OD | Harris the | D . 000 |
| Distance: GP | How far is the | R = >800m |
| Service | nearest health | 4.407 AOF from control of aits to Fully avera |
| | centre or GP | 1,167m ACF from centre of site to Fulbourn |
| | service? | Health Centre. |
| Key Local | Will it improve | AMBER = No impact on facilities (or |
| Facilities | quality and range | satisfactory mitigation proposed). |
| 1 dollitioo | of key local | battoratory magation proposedy. |
| | services and | New facilities or improved existing facilities |
| | facilities including | are proposed of minor benefit. Call for Sites |
| | health, education | questionnaire states that scale of |
| | and leisure (shops, | development proposed on the site would be |
| | post offices, pubs | able to deliver complimentary non- |
| | etc?) | residential uses such a community facilities, |
| | | open space and a limited amount of retail. |
| 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. Promoter does indicate that |
| | | scale of development would enable delivery |
| | | of non-residential uses such as 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? | Large site, well removed from the existing |

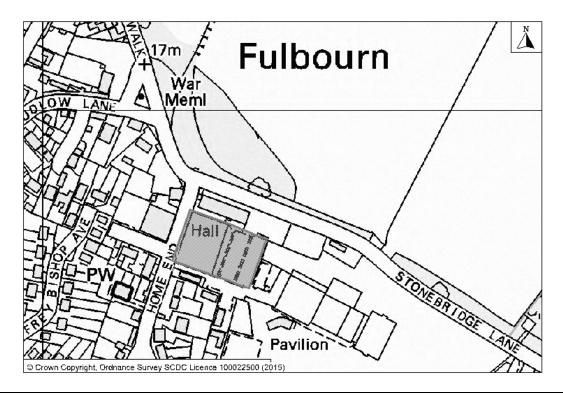
| | | built-up area of the village. |
|--------------------------------|--|---|
| ECONOMY | | Sant up aroa or the vinage. |
| Deprivation (Cambridge) | Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? | AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. |
| Shopping | Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres? | GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses. |
| Employment - Accessibility | How far is the nearest main employment centre? | AMBER = 1-3km 2.6km ACF from centre of site to South Cambridgeshire 011B (Fulbourn, including Capital Park, Tesco & Hospitals) |
| 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 Major utilities Infrastructure improvements required, but constraints can be addressed. The electricity, mains water, gas and sewerage systems will need reinforcement to increase capacity. |
| 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 |
| Distance: Primary School | How far is the nearest primary school? | R = >800m 1,029m ACF from centre of site to Fulbourn Primary School. |
| Distance: Secondary | How far is the nearest secondary | R = Greater than 3km |

| School | school? | 5.7km ACF from centre of site to Bottisham 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 Quality Public Transport (at edge of site)? | RED = Service does not meet the requirements of a high quality public transport (HQPT) |
| 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 12. |
| Distance: bus stop / rail station | | G = Within 600m (4) 550m ACF from the centre of the site to the nearest bus stop (16 Service). |
| Frequency of Public Transport | | RR= Less than hourly service (0) 16 service - less than hourly service. |
| Public transport journey time to City Centre | | G = 21 to 30 minutes (4) 16 service - 30 Minutes from Fulbourn to Haverhill |
| Distance for cycling to City Centre | | G = 5km to 10km (4) 8.29km ACF from the centre of the site to Cambridge Market. |
| Distance: Railway Station | How far is the site from an existing or proposed train station? | R = >800m 6,678m ACF from centre of the site to Cambridge 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 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. | | facilities. |
|-------------|--|-------------|

| Site Information | | |
|---|--------------------|--|
| Development Sequence | Minor Rural Centre | |
| Site reference number(s): SC214 | | |
| Consultation Reference numbers: | | |
| Site name/address: Land off Home End Fulbourn | | |

Мар:



Site description: The site is on the eastern edge of Fulbourn east of Home End. It is adjacent to the village hall, recreation ground and scout hut. There are offices and warehouses on land opposite the site on Home End.

The site comprises of a grass field bounded by hedge / post and rail fencing.

Current use(s): Vacant grass land

Proposed use(s): 18 dwellings

Site size (ha): South Cambridgeshire: 0.52 ha.

Potential residential capacity: 14 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 | GREEN = Neutral. Development would not affect grade 1 and 2 land. |

| | versatile | |
|---------------|--|---|
| | agricultural 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 impact/worsening of air quality? | GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable. |
| AQMA | Is the site within or near to an AQMA, the M11 or the A14? | GREEN = >1,000m of an AQMA, M11, or A14 |
| Pollution | Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)? | AMBER = Adverse impacts capable of adequate mitigation Development compatible with some neighbouring uses. Environmental Health concerned because the site will be immediately adjacent to an existing skateboard park, play equipment and general recreation ground and guide & scout club buildings. The site is also adjacent to Townley Memorial Hall, Home End and a Community Facility / Building (Fulbourn Sports & Social club) which hold entertainment type events such as music and theatre / plays. Concern at noise disturbance bringing residential use closer to these uses. Some minor to moderate additional road traffic noise generation impact on existing residential due to development related car movements but dependent on location of site entrance |
| Contamination | Is there possible contamination on the site? | GREEN = Site not within or adjacent to an area with a history of contamination |
| Water | Will it protect and where possible enhance the quality of the water environment? | GREEN = No impact / Capable of full mitigation 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 | <u> </u> | | impact on groundwater, |
| Designated Sites | Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites) | | GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. |
| Biodiversity | Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)? | | AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process. |
| TPO | Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? | | 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? | | 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) - Development of this site would |

| | | have a significant adverse effect on the |
|----------------|--|---|
| | | landscape setting of Fulbourn because it |
| | | would reduce the transitional area including |
| | | the recreation ground on this edge of the |
| _ | \A/''' \ ' \ ' \ ' \ \ ' \ \ ' \ \ \ \ \ \ | village |
| Townscape | Will it maintain and | AMBER = negative impact on townscape |
| | enhance the | character, incapable of mitigation. |
| | diversity and | Min on No mative learne at /development |
| | distinctiveness of | Minor Negative Impact (development |
| | townscape character, including | conflicts with townscape character, minor negative impacts incapable of mitigation) - |
| | through | incompatible with linear street pattern |
| | appropriate design | characteristic of Fulbourn. |
| | and scale of | Characteristic of Fulbourn. |
| | development? | |
| Green Belt | What effect would | RED = Significant negative impact on |
| Orcen Ben | the development of | Greenbelt purposes |
| | this site have on | Greenbert purposes |
| | Green Belt | |
| | purposes? | |
| Heritage | Will it protect or | RED = Site contains, is adjacent to, or |
| | enhance sites, | within the setting of such sites, buildings |
| | features or areas of | and features, with potential for significant |
| | historical, | negative impacts incapable of appropriate |
| | archaeological, or | mitigation |
| | cultural interest | |
| | (including | Significant Negative Impact on historic |
| | conservation | Assets (incapable of satisfactory mitigation) |
| | areas, listed | - major effect on settings of listed buildings |
| | buildings, | in Home End. Major adverse effect on |
| | registered parks | Conservation Area due to loss of prominent |
| | and gardens and | and important open green space, playing |
| | scheduled | fields and countryside views. |
| | monuments)? | Archaeological potential will require further |
| | | information but it is likely appropriate mitigation can be achieved through the |
| | | development process. |
| CLIMATE CHA | NGE | development process. |
| Renewables | Will it support the | AMBER = Standard requirements for |
| TOTIOWADICS | use of renewable | renewables would apply |
| | energy resources? | Tonomables would apply |
| Flood Risk | Is site at flood risk? | GREEN = Flood Zone 1 / low risk |
| . 1000 1 11011 | .5 Site at hood hort: | 2.12211 1 1000 2010 17 10W 110K |
| | | 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? | 0.2km ACF from centre of the site to |

| | | Full aum Dagrastian Craund |
|----------------|----------------------|--|
| Dieteras Die | How for to the | Fulbourn Recreation Ground. |
| Distance: Play | How far is the | GREEN = <400m or onsite provision |
| Facilities | nearest play space | 00 4054 |
| | for children and | 80m ACF from centre of the site to Fulbourn |
| | teenagers? | 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 | 444m ACF from the centre of the site |
| | centre? | Fulbourn 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 | A = 400 - 800m |
| Service | nearest health | |
| | centre or GP | 542m ACF from centre of site to Fulbourn |
| | 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 | 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 poorly related to the existing built-up |
| | | area of the village. |
| 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 |
| G. ioppg | shopping | vitality and viability of existing centres. |
| | hierarchy, | vitality and videlity of existing sentios. |
| | 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? | AMPED 4 Olive |
| Employment - | How far is the | AMBER = 1-3km |
| Accessibility | nearest main | 0 4054 |
| | employment | 2km ACF from centre of site to South |
| | centre? | Cambridgeshire 011B (Fulbourn, including |
| | | Capital Park, Tesco & Hospitals) |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| | in the loss of | |
| | employment land, | GG = Development would significantly |
| | or deliver new | enhance employment opportunities. |
| | employment land? | |
| Utilities | Will it improve the | GREEN = Existing infrastructure likely to be |
| | level of investment | sufficient. |
| | in key community | |
| | services and | Minor Utilities Infrastructure improvements |
| | infrastructure, | required, but constraints can be addressed. |
| | including | There is insufficient spare mains water |
| | communications | capacity within the distribution zone to |
| | infrastructure and | supply the number of proposed properties |
| | broadband? | which could arise if all the SHLAA sites |
| | broadbarid? | |
| | | within the zone were to be developed. The |
| | | WWTW is operating close to capacity and |
| | | the sewerage network is at capacity and |
| | 1 (1 (2) | both will require 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 |
| Distance: | How far is the | G = <400m |
| Primary | nearest primary | |
| School | school? | 393m ACF from centre of site to Fulbourn |
| | | Primary School. |
| Distance: | How far is the | R = Greater than 3km |
| Secondary | nearest secondary | |
| | | |
| | | 5.4km ACF from centre of site to Bottisham |
| School | school? | 5.4km ACF from centre of site to Bottisham Village College. |

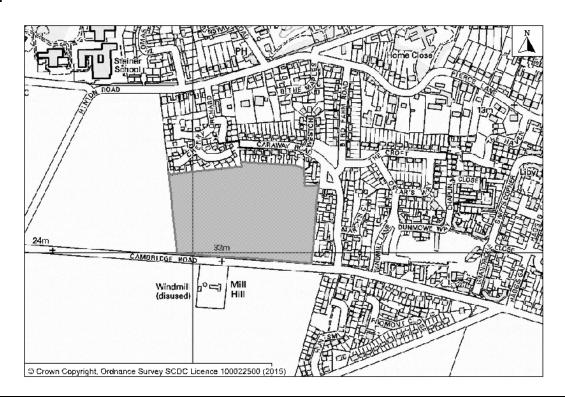
| TRANSPORT | | |
|---|--|---|
| Cycle Routes | What type of cycle routes are accessible near to the site? | RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path. |
| HQPT | Is there High Quality Public Transport (at edge of site)? | GREEN = High quality public transport service |
| 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 | | G = Within 600m (4) 402m ACF from the centre of the site to the nearest bus stop (Citi 1). |
| Frequency of Public Transport | | G = 20 minute frequency (4) Citi 1 - 20 Minute Service. |
| Public transport journey time to City Centre | | A = 41 to 50 minutes (2) Citi 1 - 50 Minutes from Fulbourn to Cambridge. |
| Distance for cycling to City Centre | | G = 5km to 10km (4) 7.72km ACF from the centre of the site to Cambridge Market. |
| Distance: Railway Station | How far is the site from an existing or proposed train station? | R = >800m 6,141m ACF from centre of the site to Cambridge Station. |
| Access | Will it provide safe access to the highway network, where there is available capacity? | RED = Insufficient capacity/ access. Negative effects incapable of appropriate mitigation. Highway Authority state no access to public road. UPDATE: Score changed from Green to Red to reflect that access cannot 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 | Minor Rural Centre |
| Site reference number(s): SC245 | |

Consultation Reference numbers:

Site name/address: Bird Farm Field, Cambridge Road, Fulbourn

Мар:



Site description: The site lies to the north of Cambridge Road and west of Caraway Road on the south western edge of Fulbourn. The site adjoins residential development to the north and east and agricultural land surrounds the site to the west and south. The site comprises a large area of agricultural land. There are high hedgerows along the road frontage to the south and separating the adjoining field to the west, but the patchy hedgerows along the residential boundaries. The site is open to wider views across to the south and east in an area of gently rolling countryside.

Note: this site adjoins sites 108 to the west and 037 to the south.

Current use(s): Agricultural

Proposed use(s): Approximately 150 dwellings

Site size (ha): South Cambridgeshire: 5.67 ha.

Potential residential capacity: 85 dwellings (30 dph)

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

| A | | AMPED M |
|---------------|-----------------------|--|
| 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) - site is all |
| | versatile | Grade 2 (5.67 ha.). |
| | agricultural land? | Grade 2 (0.07 ria.). |
| Minerals | Will it avoid the | CDEEN. Cita is not within an allocated or |
| winerais | | 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 | impaca. |
| | | Development unlikely to impost on six |
| | 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 |
| Poliution | • | · · · · · · · · · · · · · · · · · · · |
| | Odour, light noise | adequate mitigation |
| | and vibration | |
| | problems if the site | Development compatible with neighbouring |
| | is developed, as a | uses. The South of the site is bounded by |
| | receptor or | the busy Cambridge Road. Traffic noise will |
| | generator | need assessment. However residential use |
| | (including | is likely to be acceptable with careful noise |
| | compatibility with | mitigation. |
| | | mugation. |
| | neighbouring | |
| | uses)? | |
| <u> </u> | 1 (1 91 | ODEEN OF A SECOND |
| 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 | ga |
| | of the water | Development unlikely to affect water quality. |
| | | |
| | environment? | The whole site is within Groundwater |
| | | Source Protection Zone 1 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, |
| | and protoct offor | |

| | 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 |
| Diodivorsity | development | | negative impact on existing features or |
| | reduce habitat | | network links but capable of appropriate |
| | fragmentation, | | mitigation |
| | enhance | | Tilligation |
| | | | Accumptions for a noutral impact are that |
| | native species, and | | Assumptions for a neutral impact are that |
| | help deliver habitat | | existing features that warrant retention can |
| | restoration (helping | | be retained or appropriate mitigation will be |
| | to achieve | | achieved through the development process. |
| | Biodiversity Action | | |
| | Plan targets, and | | |
| | maintain | | |
| | connectivity | | |
| | between green | | |
| | infrastructure)? | | |
| TPO | Are there trees on | | GREEN = Site does not contain or adjoin |
| | site or immediately | | any protected trees |
| | adjacent protected | | |
| | by a Tree | | |
| | Preservation Order | | |
| | (TPO)? | | |
| Green | Will it improve | | AMBER = No significant opportunities or |
| Infrastructure | access to wildlife | | loss of existing green infrastructure capable |
| imadiada | and green spaces, | | of appropriate mitigation |
| | through delivery of | | or appropriate mingation |
| | 1 | | Noutral impact (existing features retained |
| | 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 |
| LANDOGADE | TOWNSOADE AND D | | development process. |
| - | TOWNSCAPE AND C | ULTURAL H | |
| Landscape | Will it maintain and | | RED = Significant negative impact on |
| | enhance the | | landscape character, no satisfactory |
| | diversity and | | mitigation measures possible. |
| | distinctiveness of | | |
| | landscape | | Significant Negative Impact (Development |
| | character? | | conflicts with landscape character, with |
| | | | significant negative impacts incapable of |
| | | | mitigation) - It would be very difficult to |
| | | | mitigate against the adverse impacts of |
| | | | development in this very visible location. |
| | | | The site is adjoins the south western edge |
| | | | |
| | | | of Fulbourn and development would adjoin |
| | | | residential properties to the north and east. |

| | T | |
|---------------------------|--|--|
| | | The land is higher than the adjoining residential properties, which would make it |
| | | would be difficult to integrate development into the built form. |
| Townscape | Will it maintain and | RED = Significant negative impact on |
| | enhance the diversity and | townscape character, no satisfactory mitigation measures possible. |
| | distinctiveness of townscape character, including through appropriate design and scale of development? | Significant Negative Impact (Development conflicts with townscape character, with significant negative impacts incapable of mitigation) - The development's scale and location and would extend existing settlements in a way that would have a very significant adverse effect on existing settlements. The site is adjoins the south |
| | | western edge of Fulbourn and development of the land to the east of Hinton Road site would adjoin residential properties to the east. However, development in this location |
| | | would reduce the separation between the existing built areas of Cherry Hinton and Fulbourn. |
| Green Belt | What effect would | RED = Significant negative impact on |
| 3.0011 2011 | the development of | Greenbelt purposes |
| | this site have on | · |
| | Green Belt | |
| Heritage | purposes? Will it protect or | AMBER = Site contains, is adjacent to, or |
| Tiomago | enhance sites, features or areas of historical, | within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation |
| | archaeological, or | |
| | cultural interest | Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – The |
| | (including conservation | site forms an important part of the setting a |
| | areas, listed | Grade II Listed Building and the wider |
| | buildings, | setting of two Conservation Areas. |
| | registered parks and gardens and | However, with careful design it may be |
| | scheduled | possible to mitigate any impact on the wider historic environment with a smaller scale of |
| | monuments)? | development. 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 | | AMPED - Standard requirements for |
| Reflewables | Will it support the use of renewable | AMBER = Standard requirements for 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 | <u> </u> | |
|-----------------------------|--|----------|--|
| Open Space | Will it increase the quantity and quality of publically accessible open | | GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite |
| | space? | | Development would create minor opportunities for new public open space as the promoter includes open space as part of the development. |
| Distance: | How far is the | | AMBER = 1-3km |
| Outdoor Sport Facilities | nearest outdoor sports facilities? | | 1.3km ACF from centre of the site to Fulbourn Recreation Ground. |
| Distance: Play | How far is the | | AMBER = 400 - 800m |
| Facilities | nearest play space for children and teenagers? | | 551m ACF from centre of the site to Land at Roberts Way, Fulbourn. |
| 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 Local Centre | from the nearest District or Local centre? | | 898m ACF from the centre of the site Fulbourn High Street - a cluster of services and facilities within the village. |
| 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 | | A = 400 - 800m |
| 303 | centre or GP service? | | 623m ACF from centre of site to Fulbourn Health Centre. |
| Key Local Facilities | Will it improve quality and range of key local | | AMBER = No impact on facilities (or satisfactory mitigation proposed). |
| | services and facilities including health, education and leisure (shops, post offices, pubs etc?) | | No facilities lost, and no new facilities proposed directly as a result of the development. |
| Community Facilities | Will it encourage and enable engagement in community activities? | | GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. |
| | | | No facilities lost, and no new facilities proposed directly as a result of the |

| | | development. |
|---------------|------------------------|--|
| Integration | How well would the | |
| Integration | | AMBER = Adequate scope for integration |
| with Existing | development on | with existing communities |
| Communities | the site integrate | |
| | with existing | |
| | communities? | |
| ECONOMY | | |
| Deprivation | Does it address | AMBER = Not within or adjacent to the 40% |
| (Cambridge) | pockets of income | most deprived Super Output Areas within |
| , | and employment | Cambridge according to the Index of |
| | deprivation | Multiple Deprivation 2010. |
| | particularly in | |
| | Abbey Ward and | |
| | Kings Hedges? | |
| | Would allocation | |
| | result in | |
| | development in | |
| | deprived wards of | |
| | Cambridge? | |
| Shopping | Will it protect the | GREEN = No effect or would support the |
| - Silopping | shopping | vitality and viability of existing centres. |
| | hierarchy, | Vitality and viability of existing centres. |
| | supporting the | Development would have no effect on |
| | | vitality or viability of existing centres. The |
| | vitality and viability | |
| | of Cambridge, | assumption is that the local centre proposed |
| | town, district and | will only be of a suitable scale to serve |
| | local centres? | needs of new residents and will not impact |
| | | on other centres. |
| Employment - | How far is the | AMBER = 1-3km |
| Accessibility | nearest main | |
| | employment | 1.0km ACF from centre of site to South |
| | centre? | Cambridgeshire 011B (Fulbourn, including |
| | | Capital Park, Tesco & Hospitals) |
| Employment - | Would | G = No loss of employment land / allocation |
| Land | development result | is for employment development |
| | in the loss of | |
| | employment land, | Development would have no effect on |
| | or deliver new | employment land or premises. |
| | employment land? | |
| Utilities | Will it improve the | AMBER = Significant upgrades likely to be |
| | level of investment | required, constraints capable of appropriate |
| | in key community | mitigation |
| | services and | - |
| | infrastructure, | Major utilities Infrastructure improvements |
| | including | required, but constraints can be addressed. |
| | communications | The electricity, mains water, gas and |
| | infrastructure and | sewerage systems will need reinforcement |
| | broadband? | to increase capacity. |
| Education | Is there sufficient | AMBER = School capacity not sufficient, |
| Capacity | education | constraints can be appropriately mitigated |
| Capacity | capacity? | constraints can be appropriately miligated |
| | capacity: | Insufficient spare school capacity but |
| | | |
| | | potential for improvement to meet needs. |
| | | Insufficient secondary and primary school |

| Γ | T | ı | |
|---|--|---|--|
| | | | places. |
| Distance: Primary School | How far is the nearest primary school? | | R = >800m 811m ACF from centre of site to Fulbourn Primary School. |
| Distance: Secondary School | How far is the nearest secondary school? | | R = Greater than 3km 5.7km ACF from centre of site to Bottisham Village College. |
| TRANSPORT | | | · malge comege: |
| 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)? | | GREEN = High quality public transport service |
| 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 16. |
| Distance: bus stop / rail station | | | GG = Within 400m (6) 362m ACF from the centre of the site to the |
| Frequency of | | | nearest bus stop. G = 20 minute frequency (4) |
| Public Transport | | | 20 Minute Service |
| Public | | | R = 41 to 50 minutes (2) |
| transport journey time to City Centre | | | 50 Minutes from Fulbourn to Cambridge. |
| Distance for cycling to City Centre | | | G = 5km to 10km (4) 6.63km ACF from the centre of the site to |
| Distance: Railway Station | How far is the site from an existing or proposed train station? | | Cambridge Market. R = >800m 5,033m ACF from centre of the site to Cambridge 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 | | GREEN = Significant improvements to public transport, cycling, walking facilities. |

| safer for public | The Highway Authority will require new |
|------------------------|--|
| transport, walking | development to provide or contribute to the |
| or cycling facilities? | provision of infrastructure to encourage |
| , , | more sustainable transport links both on |
| | and off site. Provision or contribution from |
| | this site would result in a significant |
| | improvement to public transport, walking or |
| | cycling facilities. |