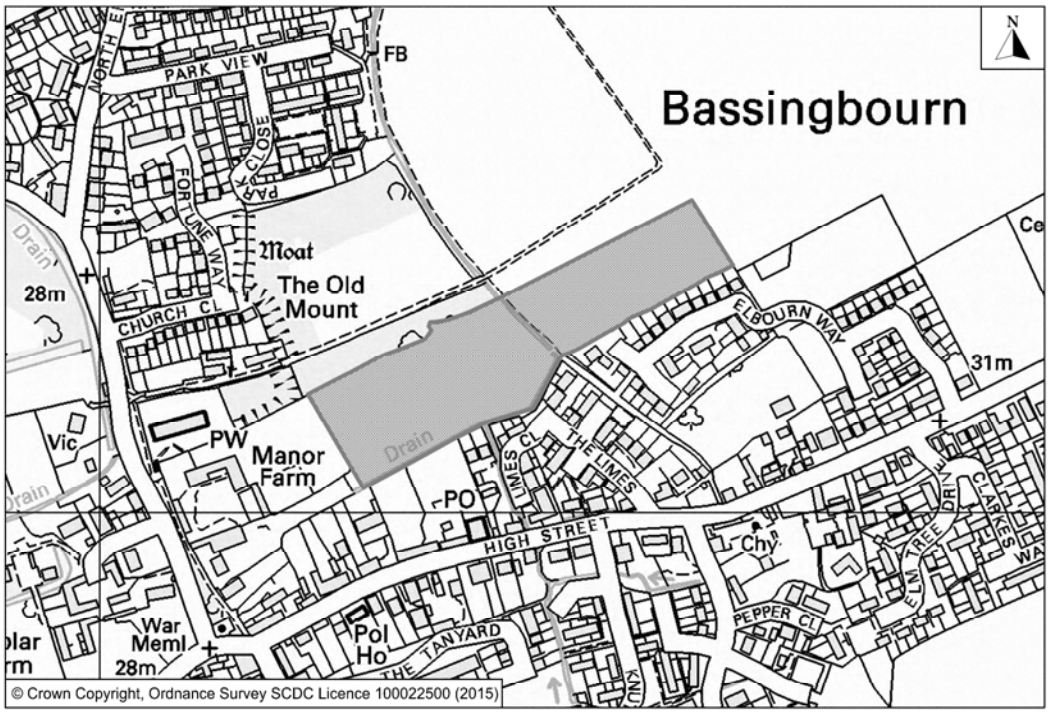
Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC059	
Consultation Reference numbers:	
Site name/address: North End & Elbourn Way, Bassingbourn	
Map:	



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.

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 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 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 it being 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			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent

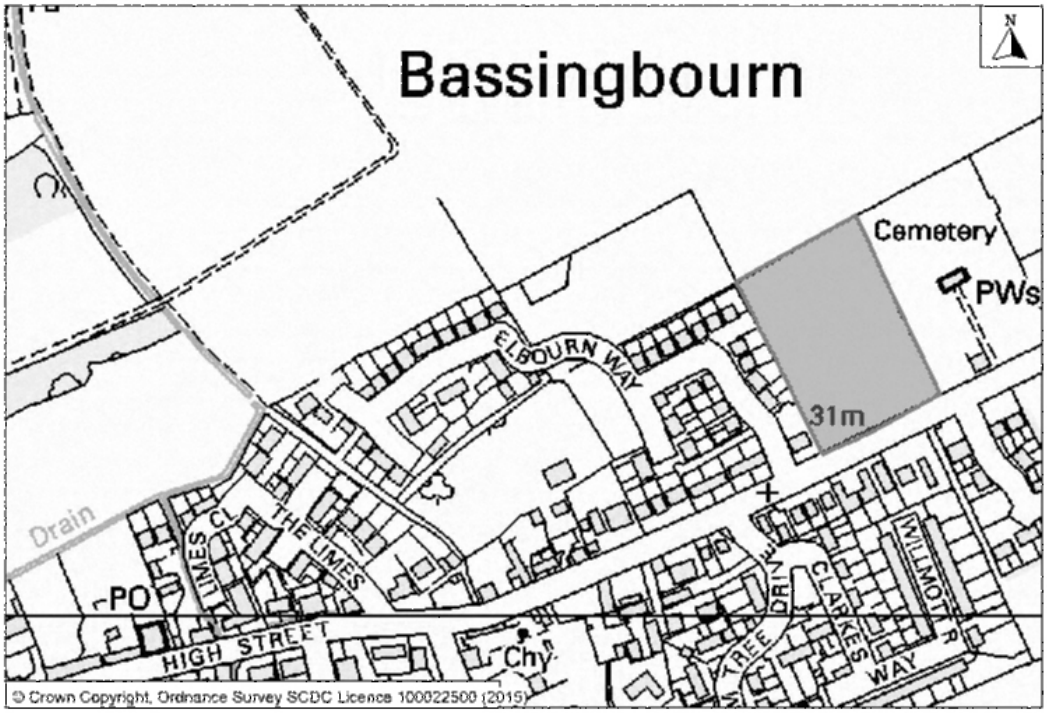
Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve 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 CULTURAL HERITAGE			
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 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.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would be contrary to the pattern of single depth development in the historic core of this part of village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the 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 CHANGE			
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 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.
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 0.4km 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 257m 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 No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 229m ACF to the village pharmacy - location chosen as representation of central point of a cluster services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 1,188m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 15.7km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare 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	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 677m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Bassingbourn 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 18.
Distance: bus stop / rail station			GG = Within 400m (6) 166m ACF from the centre of the site to nearest bus stop.
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			GG = 20 minutes or less (6) Bus service takes 19 minutes to get to Royston centre.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.37km ACF from the centre of the site to Royston Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,524m ACF from centre of the site to Royston 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 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 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): SC066	
Consultation Reference numbers:	
Site name/address: Land off the Causeway, Bassingbourn	
Map: 	
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

	best and most versatile agricultural land?		agricultural land (Grades 1 and 2) - small site but all Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
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.
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			
Designated Sites	Will it conserve protected species and protect sites designated for nature		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.

	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There is an oak tree with a Tree Preservation Order in private ownership along the western boundary of the site. The boundaries of this site appear to be heavily treed and need to be accommodated
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 CULTURAL HERITAGE			
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 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,

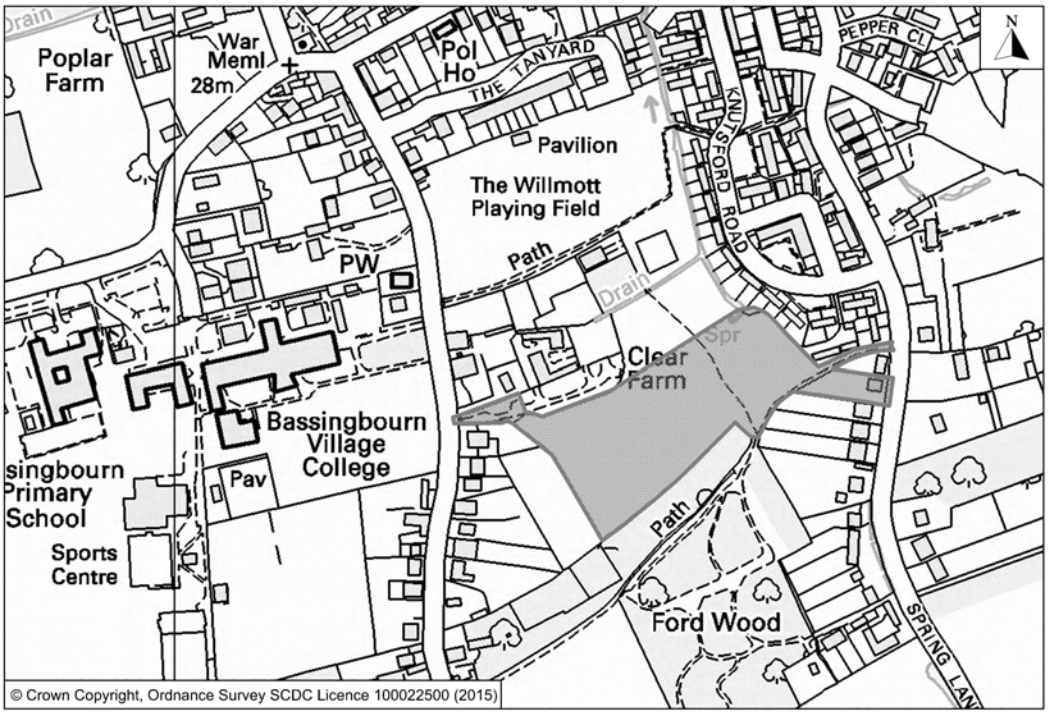
			the village and the conservation area.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would change the open character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN 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 0.6km 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 143m ACF from centre of the site to land east of Elbourn Way, Bassingbourn.
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: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 538m ACF to the village pharmacy - location chosen as representation of central point of a cluster 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?		G = <400m 377m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 15.8km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare 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	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 996m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.8km ACF from centre of site to Bassingbourn 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 18.
Distance: bus stop / rail station			GG = Within 400m (6) 186m ACF from the centre of the site to nearest bus stop.
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			GG = 20 minutes or less (6) Bus service takes 19 minutes to get to Royston centre.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.20km ACF from the centre of the site to Royston Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,346m ACF from centre of the site to Royston Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC078	
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 development make use of previously developed land?		GREEN = Entirely on PDL A small area of the site is previously developed land as the site includes a dwelling.
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 including Grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		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) Potential for minor benefits through remediation of asbestos contamination known within the site.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to 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 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, TOWNSCAPE AND CULTURAL HERITAGE			
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 through appropriate design and scale of development?		negative impacts incapable of mitigation) - development of this site would change the rural character of this part of the village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 part of the settings of a number of listed buildings. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
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 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.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation).
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.2km 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 134m ACF from centre of the site to Bassingbourn Recreation Ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling		AMBER = No Impact

	Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G =<400m 360m ACF to the village pharmacy - location chosen as representation of central point of a cluster 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?		G =<400m 297m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The

	of Cambridge, town, district and local centres?		indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 16.2km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would 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 Minor utilities 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.
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 491m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.3km ACF from centre of site to Bassingbourn 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		GREEN = Score 15-19 from 4 criteria below Total score of 18.

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

Site Information	
Development Sequence	**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	
Map:	

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 development make use of previously developed land?		RED = Not on PDL No 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. 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			
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		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
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
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 views across the open fields.
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) -

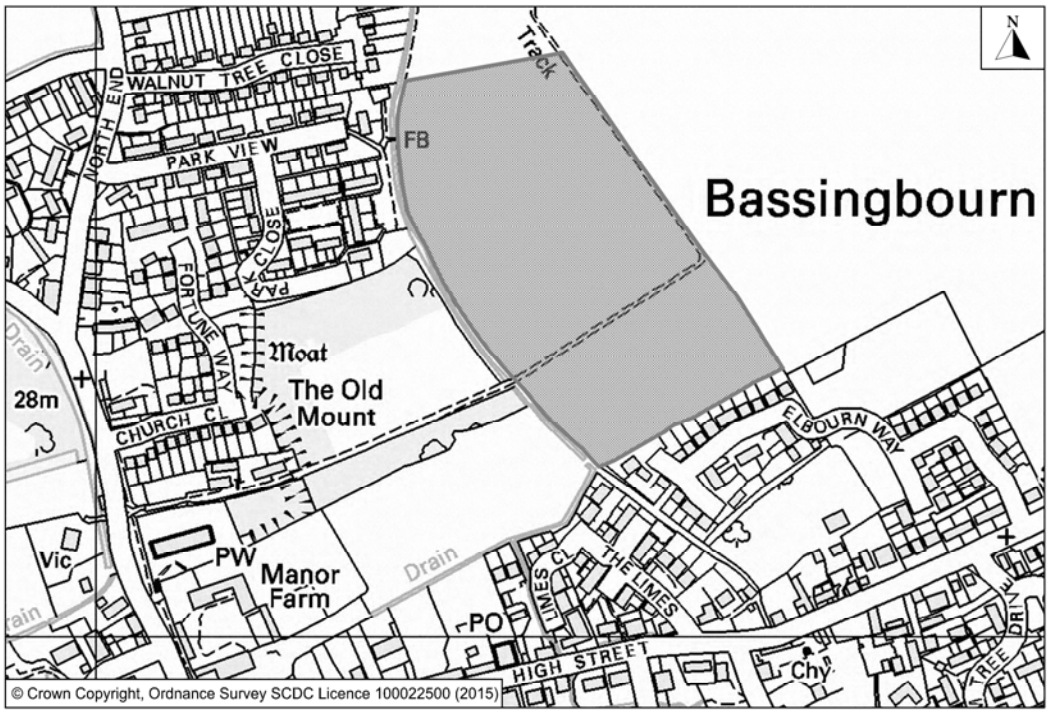
	through appropriate design and scale of development?		development of this site would change the well defined village edge.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting. Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
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 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 0.8km 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

District or Local Centre	from the nearest District or Local centre?		645m ACF to the village pharmacy - location chosen as representation of central point of a cluster services and facilities.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		R =>800m 862m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.

	local centres?		
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 15.2km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare 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	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 954m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.9km ACF from centre of site to Bassingbourn 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		GREEN = Score 15-19 from 4 criteria below Total score of 18.

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

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



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 development make use of previously		RED = Not on PDL

	developed land?		
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 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 it being 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			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent

Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve 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 CULTURAL HERITAGE			
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 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

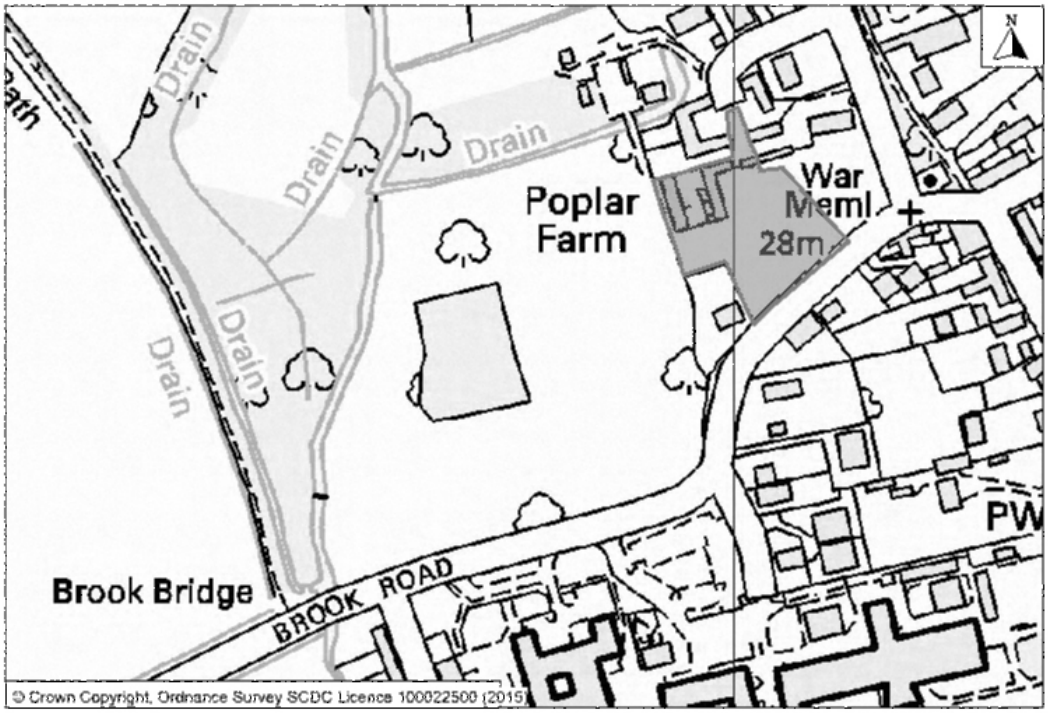
			would also change the rural character of this wooded and enclosed area of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would be contrary to the pattern of linear development predominant in the village, especially the historic core.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation. Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the listed buildings and the Conservation Area, and the earthwork remnants of a moat.
CLIMATE CHANGE			
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 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 and 3.
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 Development would create minor opportunities for new public open space.
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 Bassingbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space		GREEN = <400m

	for children and teenagers?		238m ACF from centre of the site to land east of Elbourn Way, Bassingbourn.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 376m ACF to the village pharmacy - location chosen as representation of central point of a cluster 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 498m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Poor connectivity to the built up area.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 15.6km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare 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	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		R = >800m 810m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.7km ACF from centre of site to Bassingbourn 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		RED = Service does not meet the requirements of a high quality public transport (HQPT)

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

Site Information	
Development Sequence	**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	
Map:	



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.

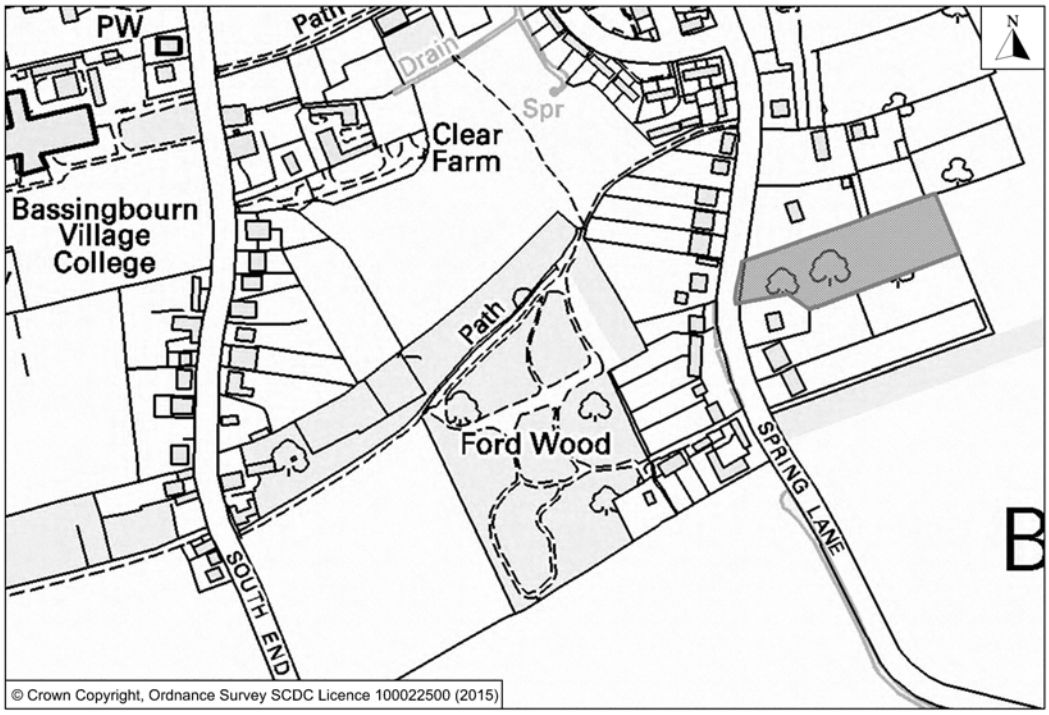
	conservation interest, and geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation Trees with Tree Preservation Orders are present on the boundary of the site and should be retained using current best practice and guidance unless detailed tree surveys prove otherwise.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
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 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 enhance the diversity and		AMBER = negative impact on townscape character, incapable of mitigation.

	distinctiveness of townscape character, including through appropriate design and scale of development?		Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would 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 Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 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 CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed
HUMAN 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

	Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 256m ACF to the village pharmacy - location chosen as representation of central point of a cluster 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 571m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on

	vitality and viability of Cambridge, town, district and local centres?		vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 15.8km ACF form centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor utilities infrastructure improvements required, but constraints can be addressed. There is insufficient spare 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	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?		G = <400m 271m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.2 km ACF from centre of site to Bassingbourn 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		GREEN = Score 15-19 from 4 criteria below Total score of 18.

	and quality of public transport, and cycling. Scores determined by the four criteria below.		
Distance: bus stop / rail station			GG = Within 400m (6) 155m ACF from the centre of the site to nearest bus stop.
Frequency of Public Transport			RR= Less than hourly service (0)
Public transport journey time to City Centre			GG = 20 minutes or less (6) 19 minutes from Bassingbourn to Royston.
Distance for cycling to City Centre			GG = Up to 5km (6) 4.36km ACF from the centre of the site to St. Ives Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,529m ACF from centre of the site to Waterbeach Station.
Access	Will it provide safe access to the highway network, where there is available capacity?		GREEN = No capacity / access constraints identified that cannot be fully mitigated.
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): SC291	
Consultation Reference numbers:	
Site name/address: Land opposite 68 Spring Lane, Bassingbourn	
Map: 	
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

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

	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance 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 CULTURAL HERITAGE			
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 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 enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear nature of village.

	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, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant Negative Impact on historic Assets (incapable of satisfactory mitigation) – site forms an important part of the setting of Grade II* Morden Hall and impact on grade l 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.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site within at flood risk?		GREEN = Flood Zone 1 / low risk Flood Zone 1 and no drainage issues that cannot be appropriately addressed.
HUMAN 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 0.4km 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 303m 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: District or Local Centre	How far is the site from the nearest District or Local		G = <400m 210m ACF from the centre of the site to th

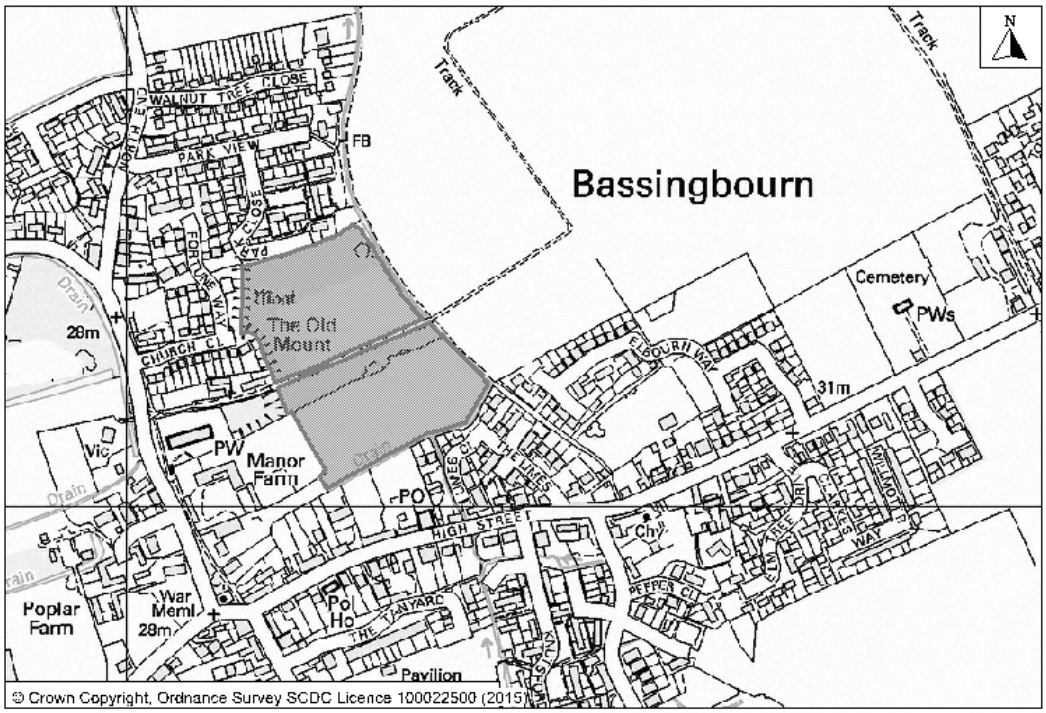
	centre?		King Edward VII pub central in relation to services and facilities within the village.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		G = <400m 268m ACF from centre of site to The Surgery, Bassingbourn.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment -	How far is the		RED = >3km

Accessibility	nearest main employment centre?		16.3km ACF form centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is approaching capacity and will require 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 738m ACF from centre of site to Bassingbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.6km ACF from centre of site to Bassingbourn 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		AMBER = Score 10-14 from 4 criteria below Total score of 14.

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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC324	
Consultation Reference numbers:	
Site name/address: Land north of High Street	

Map:



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 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)?		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,

	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		or local area will be developed as greenspace. No or negligible impacts.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation The site includes a protected horse chestnut tree.
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 CULTURAL HERITAGE			
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 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.

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor negative impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - development of this site would be contrary to the pattern of single depth development in the historic core of this part of village.
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		RED = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for significant negative impacts incapable of appropriate mitigation Significant negative impact on historic assets (incapable of satisfactory mitigation) - development of the site is likely to have a significant adverse impact on the settings of the 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 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 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.
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 0.4km ACF from centre of the site to Bsssingbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space		GREEN = <400m or onsite provision

	for children and teenagers?		129m 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 No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 226m from nearest centre ACF (Bassingbourn, High Street)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		A = 400 - 800m 487m ACF from centre of site to The Surgery, Bassingbourn
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). New facilities or improved existing facilities are proposed of minor benefit. The promoter has indicated that the site will include a relocated Spar shop with public car park.
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. New village hall is proposed.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 15.3km ACF from centre of site to South Cambridgeshire 008A (Cambourne Business Park)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development Development would 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. Minor utilities 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.
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 628m ACF from centre of site to Bassingbourn Community Primary School.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to Bassingbourn 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		RED = Service does not meet the requirements of a high quality public transport (HQPT)

	of site)?		
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total Score of 16 UPDATE: Score updated from 18 to 16 to reflect total of the scores below.
Distance: bus stop / rail station			GG = Within 400m (6) 251m to nearest bus stop ACF (Bassingbourn, The Limes)
Frequency of Public Transport			RR= Less than hourly service (0) Less than hourly service (127 service)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 20-25 Minutes (Bassingbourn, The Limes to Royston, Bus Station)
Distance for cycling to City Centre			GG = Up to 5km (6) 4.44km ACF to Royston
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 3,619m ACF from centre of the site to Royston 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 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 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): SC004	
Consultation Reference numbers: 42 (I&O 2012)	
Site name/address: Land adjacent to north of 69 Long Road, Comberton, CB23 7DG	
Map: 	
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 economic mineral reserves?		safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. 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, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		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 CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local 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.

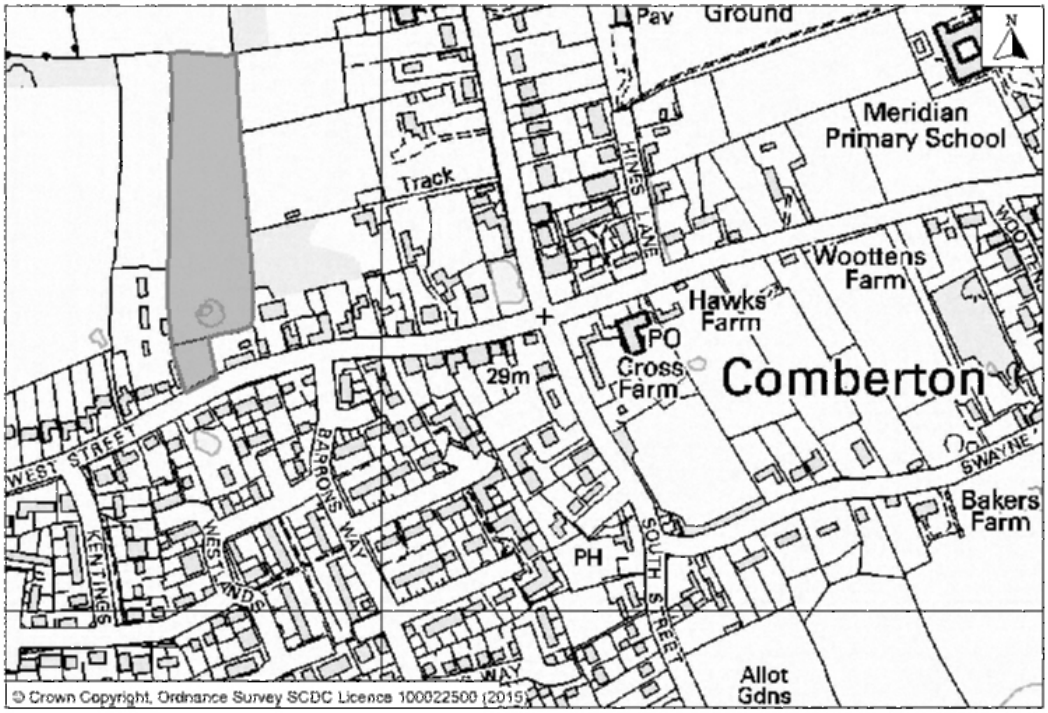
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) 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. 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 the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
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 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 0.6km ACF from centre of the site to Comberton Recreation Ground.
Distance: Play Facilities	How far is the nearest play space		AMBER = 400 -800m

	for children and teenagers?		652m 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
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R =>800m 1,020m 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 796m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.2km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places 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: Primary School	How far is the nearest primary school?		A = 400 - 800m 641m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.6km ACF from centre of site to Comberton Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

	accessible near to 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 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: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 7,362m 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. No capacity constraints identified, safe 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	
Map:	



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			
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 impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. 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		AMBER = Development would have a

	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)?		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 CULTURAL HERITAGE			
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).

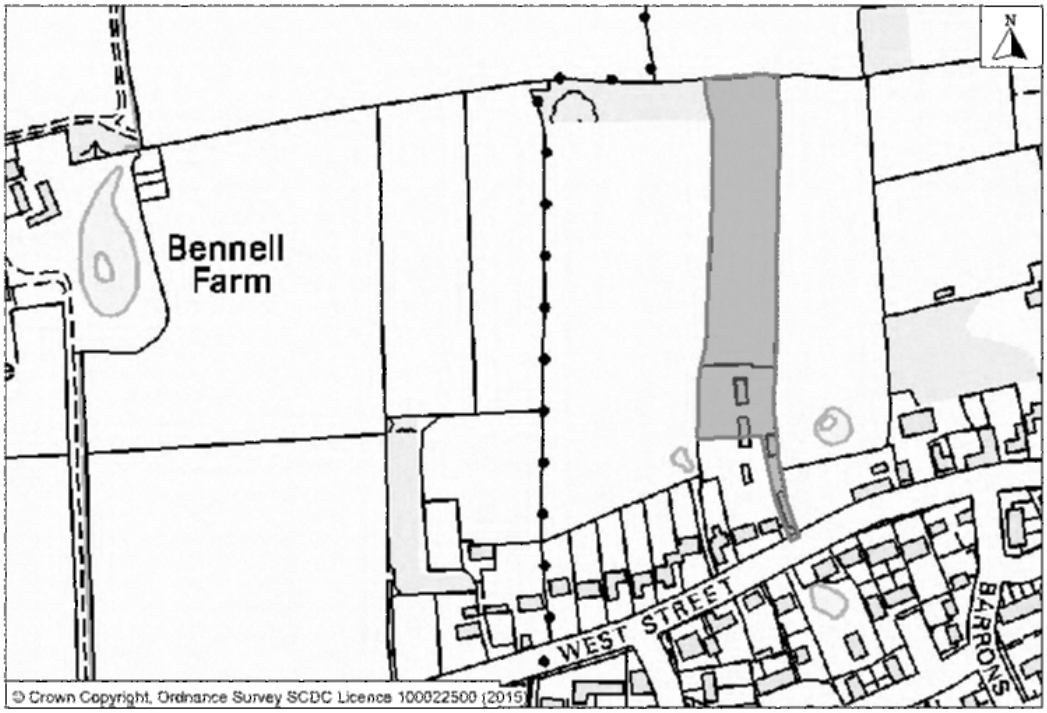
	through appropriate design and scale of development?		Development would cause a loss of part of the area of long gardens, and small fields which form a soft edge to the village. It would also introduce development in depth north of West Street in the part of the village which retains its linear nature in this location. Development would have an adverse effect on the townscape of Comberton.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Minor Negative Impact on historic Assets (incapable of satisfactory mitigation) – Adverse effect on 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 CHANGE			
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 HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.

	space?		
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 477m 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 Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 266m 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 424m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within

	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.3km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. 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: Primary School	How far is the nearest primary school?		A = 400 - 800m 628m ACF from centre of site to Meridian Primary School, Comberton.

Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.5km ACF from centre of site to 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) 214m 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) 7.34km 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 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	
Map: 	
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

	sterilisation of economic mineral reserves?		safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation. Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. 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

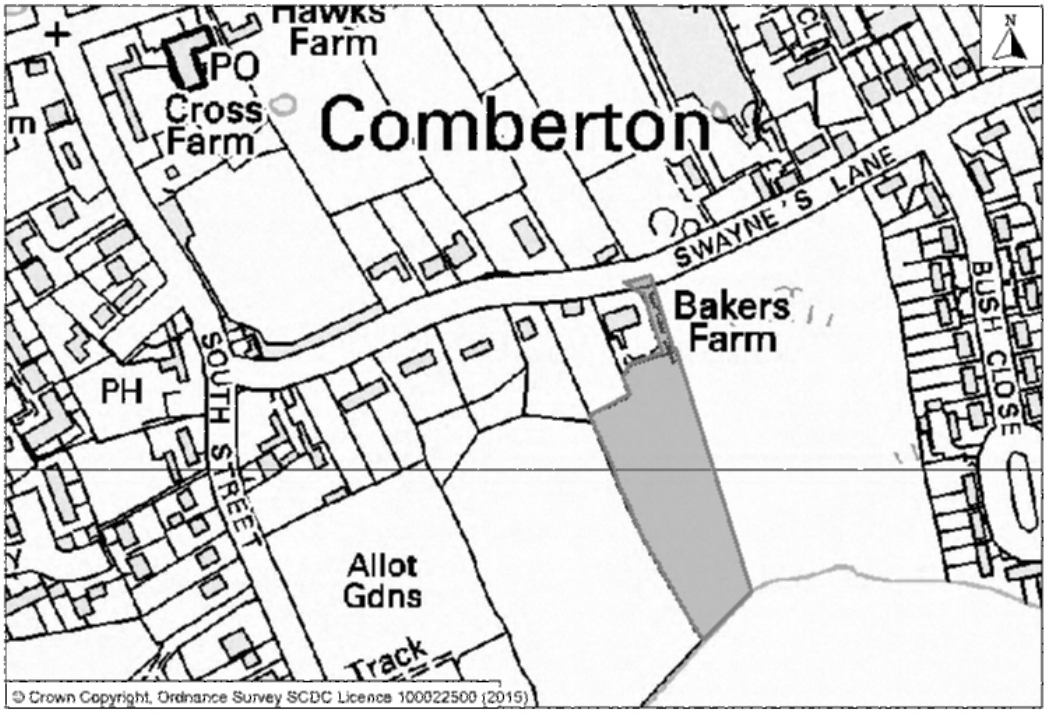
	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or 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 CULTURAL HERITAGE			
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 through appropriate design		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation). 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 CHANGE			
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 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 0.5km 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: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 314m 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 456m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The site lies to the rear of an area characterised by linear development, away from the street frontage.
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		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on

	vitality and viability of Cambridge, town, district and local centres?		vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.4km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places 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: Primary School	How far is the nearest primary school?		A = 400 - 800m 678m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 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		RED = Service does not meet the requirements of a high quality public transport (HQPT)

	of site)?		
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 190m 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) 7.39km 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 8,150m 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 are being proposed. The Highway Authority believes that this site could be fed from the access to site number 079
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): SC087	
Consultation Reference numbers:	
Site name/address: Land to the rear of 42 Swaynes Lane, Comberton	
Map: 	
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			
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 economic mineral reserves?		safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation. Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. 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 fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		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 CULTURAL HERITAGE			
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, 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 landscape setting of Comberton.
Townscape	Will it maintain and		RED = Significant negative impact on

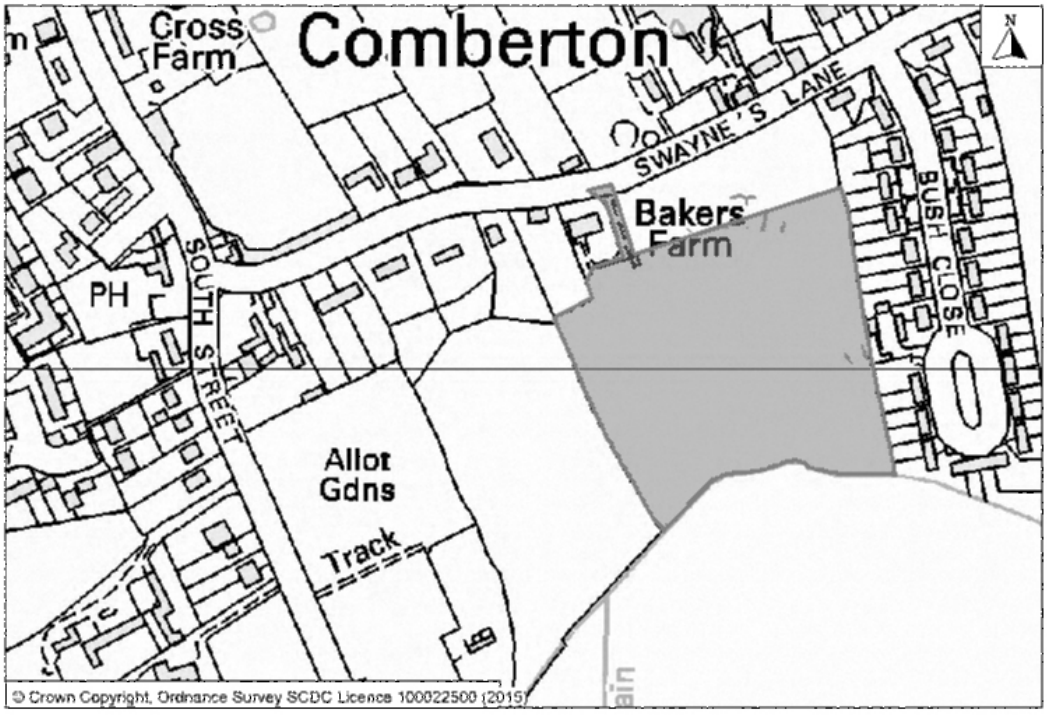
	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, significant negative impacts 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 townscape character of Comberton.
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). 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 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 Site in 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 0.5km 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: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 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 services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.9km ACF from centre of site to Cambridge 007D (West Cambridge)
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,		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed.

	including communications infrastructure and broadband?		There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN = Non-residential development / surplus school places 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: Primary School	How far is the nearest primary school?		A = 400 - 800m 450m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.9km 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.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			G = Within 600m (4) 408m 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 cycling to City Centre			G = 5km to 10km (4) 6.89km 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 7,640m 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 are being proposed.
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): SC088	
Consultation Reference numbers:	
Site name/address: Land south and east of 42 Swaynes Lane, Comberton	
Map: 	
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 economic mineral reserves?		safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		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
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		AMBER = Development would have a negative impact on existing features or

	reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		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 CULTURAL HERITAGE			
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, 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

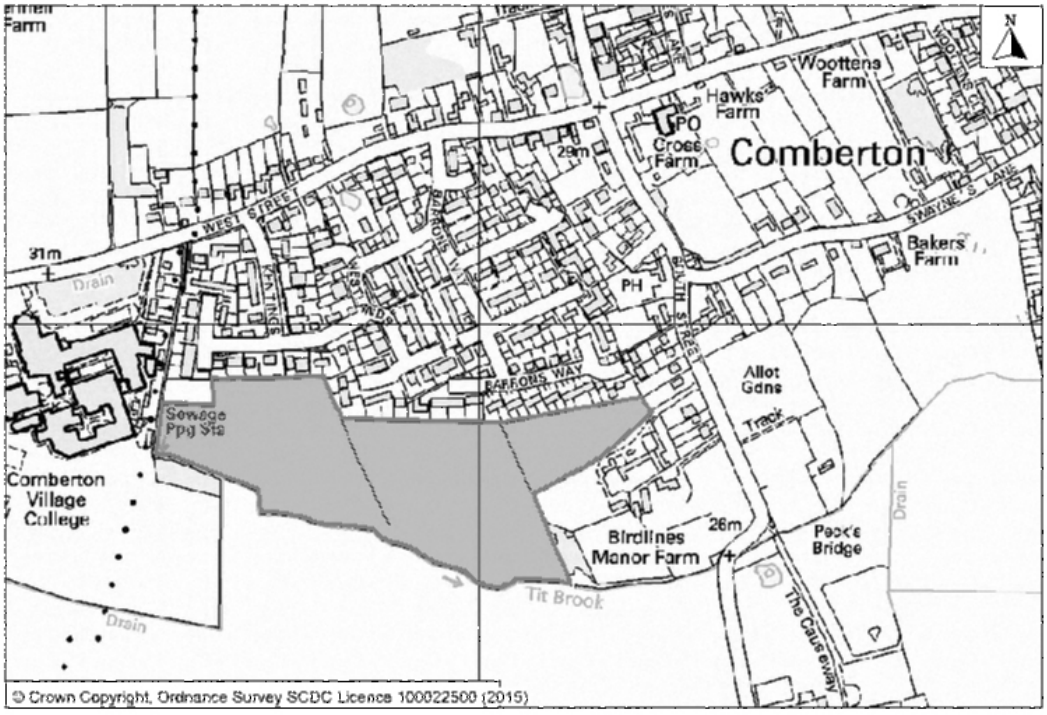
	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		townscape character, no satisfactory mitigation measures possible. Significant Negative Impact (Development conflicts with townscape character, minor negative impacts incapable 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 character of Comberton.
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). 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 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 Site in 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 0.5km 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 487m 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: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 438m 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 768m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities

	facilities including health, education and leisure (shops, post offices, pubs etc?)		proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.8km ACF from centre of site to Cambridge 007D (West Cambridge)
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,		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed.

	including communications infrastructure and broadband?		There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. 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: Primary School	How far is the nearest primary school?		A = 400 - 800m 428m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.9km 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.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			G = Within 600m (4) 401m 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 cycling to City Centre			G = 5km to 10km (4) 6.83km 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 7,645m 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 are being proposed.
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): SC110	
Consultation Reference numbers: 44 (I&O 2012)	
Site name/address: Land to the west of Birdlines, Manor Farm, Comberton	
Map: 	
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 sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site not within an area designated in the Minerals and Waste LDF.
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.
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 fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation 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.
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.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
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 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. The site rises gently to the north from Tit Brook and is visible in places from the southern approach to the village from St Mary's Church. The enclosed field forms a zone of transition between the large arable fields to the south and the village and separate the church from Comberton, which is an unusual feature of the village.

			Development of the site 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 through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - loss of separation between modern development and historic settlement in views from the south.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		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 backdrop and open rural functional settings of listed building, farmstead and moated site at Birdline Manor (Listed Grade II 60 metres away). Adverse effect on Comberton St Marys CA and setting of Church group including Church (Listed Grade I) which is 350 metres away due to the loss of separation between modern development and historic settlement in views from the Church. A reduced site restricted to the northwest corner would mitigate these impacts.
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 Site in 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 0.7km 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 797m 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 Showpeople?		AMBER = No Impact No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 452m 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?		R = >800m 847m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.5km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. 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: Primary School	How far is the nearest primary school?		R = >800m 825m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 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	**Minor Rural Centre**
Site reference number(s): SC158	
Consultation Reference numbers: 41 (I&O 2012)	
Site name/address: Land off Long Road (south of Branch Road), Comberton	
Map: 	
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

	sterilisation of economic mineral reserves?		safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation. Development unlikely to affect water quality. 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

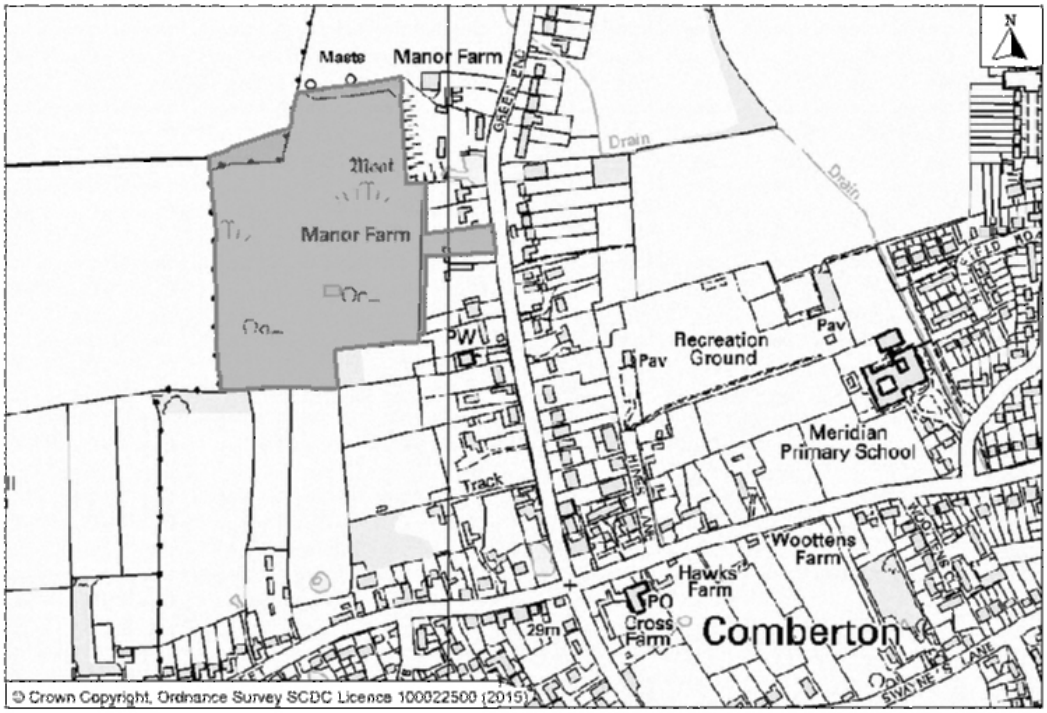
	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or 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 CULTURAL HERITAGE			
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 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. UPDATE: Score changed from Green to Amber to reflect the impact on Green Belt.
Townscape	Will it maintain and enhance the diversity and distinctiveness of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

	townscape character, including through appropriate design and scale of development?		Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
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 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 0.6km 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

	Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 1,072m 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 781m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The

	of Cambridge, town, district and local centres?		indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.3km ACF form centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places 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: Primary School	How far is the nearest primary school?		A =400 - 800m 729m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 1.6km 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.		AMBER = Score 10-14 from 4 criteria below Total score of 14.
Distance: bus stop / rail station			A = Within 800m (3) 755m 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) 6.31km 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 7,461m 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. No capacity constraints identified, safe 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): 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 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 impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation. Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination. 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

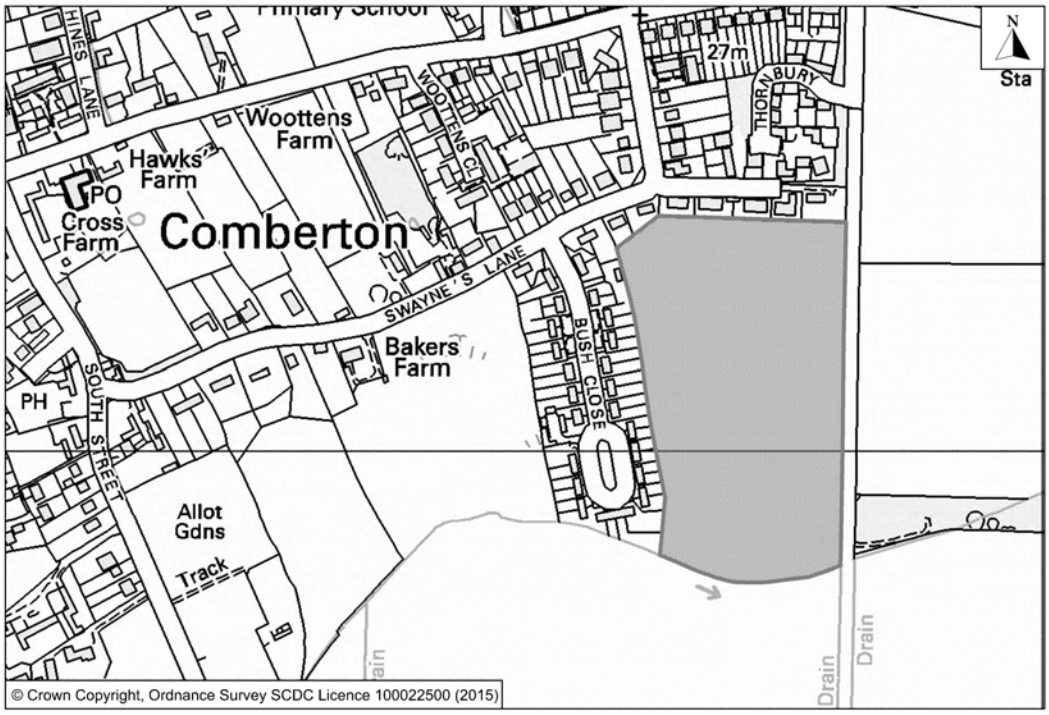
	development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		negative impact on existing features or network links but capable of appropriate mitigation 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 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?		AMBER = negative impact on landscape character, incapable of mitigation. 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 distinctiveness of townscape character, including through		AMBER = negative impact on townscape character, incapable of mitigation. 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. Non-statutory 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 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 Site in 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 0.4km 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: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 437m 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?		G = <400m 226m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses The site is a large area of backland development in a part of the village characterised by linear development.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy,		GREEN = No effect or would support the vitality and viability of existing centres.

	supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.2km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. 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: Primary School	How far is the nearest primary school?		A = 400 - 800m 623m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.7km 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		RED = Service does not meet the requirements of a high quality public

	Transport (at edge of site)?		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 14.
Distance: bus stop / rail station			G = Within 600m (4) 430m 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) 7.25km 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 8,328m 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 - no direct access link to the public highway. Uncertainty regarding effect on Green End.
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): SC255	
Consultation Reference numbers: 43 (I&O 2012)	
Site name/address: Land to the East of Bush Close, Comberton	
Map: 	
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

	sterilisation of economic mineral reserves?		safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation. Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. 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

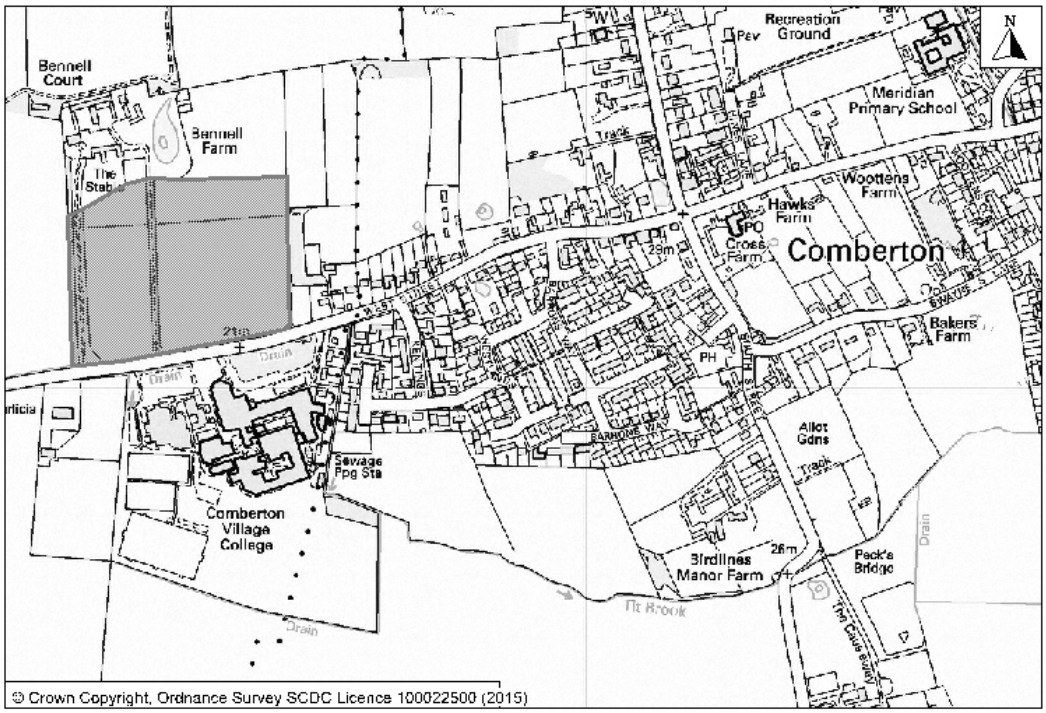
	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation. Assumptions for a neutral impact are that existing features that warrant retention can be retained or 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 CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements). Neutral impact (generally compatible, or capable of being made compatible with local 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.

Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings, sites or features, and there is no impact to the setting. Neutral impact (existing features retained, or appropriate mitigation possible). Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process. Adverse effect on Comberton St Marys Conservation Area and setting of Church group including Church (Listed Grade I) due to the 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 CHANGE			
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 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 0.6km 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 teenagers?		562m 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
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 645m 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?		R =>800m 897m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 4.6km ACF form centre of site to Cambridge 007D (West Cambridge)
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. Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places. 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: Primary School	How far is the nearest primary school?		A = 400 - 800m 475m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km 1.2km ACF from centre of site to Comberton Village College.
TRANSPORT			
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane

	routes are accessible near to the site?		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) 326m 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) 6.60km 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 7,536m 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. 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	**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	
Map: 	
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 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?		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		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, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local 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

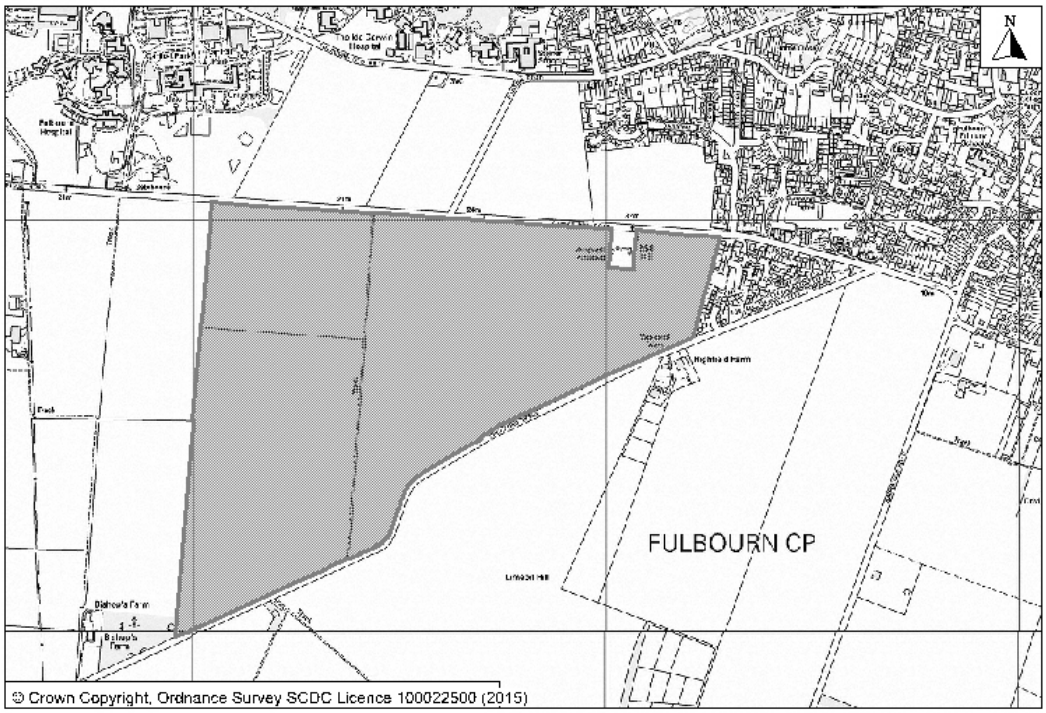
	distinctiveness of townscape character?		improvements) Neutral impact (generally compatible, or capable of being made compatible with local townscape character). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
Green Belt	What effect would the development of this site have on Green Belt purposes?		AMBER = negative impact on Greenbelt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		GREEN = Site does not contain or adjoin such buildings or sites, 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 CHANGE			
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 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 Development would create minor opportunities for new publically accessible open space in the form of a community football pitch.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.9km ACF from centre of the site to 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: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 665m of nearest centre ACF (Comberton, West Street / Barton Road)
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 808m ACF from centre of site to Comberton Surgery.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible 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 with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy,		GREEN = No effect or would support the vitality and viability of existing centres

	supporting the vitality and viability of Cambridge, town, district and local centres?		Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses
Employment - Accessibility	How far is the nearest main employment centre?		RED = >3km 5.75km ACF from centre of site to Cambridge 007D (West Cambridge)
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The sewerage network is at capacity and will require mitigation.
Education Capacity	Is there sufficient education capacity?		GREEN= Non-residential development / surplus school places 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: Primary School	How far is the nearest primary school?		R = >800m 1,054m ACF from centre of site to Meridian Primary School, Comberton.
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) 0.2km 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		RED = Service does not meet the requirements of a high quality public

	Transport (at edge of site)?		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 UPDATE: Score changed from 18 to 16 to reflect total of scores below.
Distance: bus stop / rail station			GG = Within 400m (6) 270m to nearest bus stop (Comberton, Kentings)
Frequency of Public Transport			R = Hourly service (2) Hourly service (18 service)
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 23 Minutes (Comberton, Kentings to Cambridge, Drummer Street)
Distance for cycling to City Centre			G = 5km to 10km (4) 7.77km ACF to Cambridge City Centre
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m 8,155m 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 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): SC037	
Consultation Reference numbers:	
Site name/address: Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn	
Map:	



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 use of previously		RED = Not on PDL

	developed land?		
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?		RED = Significant loss (20 ha or more) of grades 1 and 2 land Significant loss (20 hectares or more) of best and most versatile agricultural land (Grades 1 and 2) - the whole site is Grade 2 (over 76.78ha.)
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. Development could impact on air quality, with minor negative impacts incapable of mitigation. 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 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. Possible noise and malodour from nearby Highfield Farm and a Livery Yard etc. at Windmill View. Might be possible to coexist but possible off-site noise and odour impacts or statutory nuisances from farm and these have not been quantified so off-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 mitigation.
Contamination	Is there possible contamination on		GREEN = Site not within or adjacent to an area with a history of contamination.

	the site?		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 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			
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)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained,

	and access to green infrastructure?		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?		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

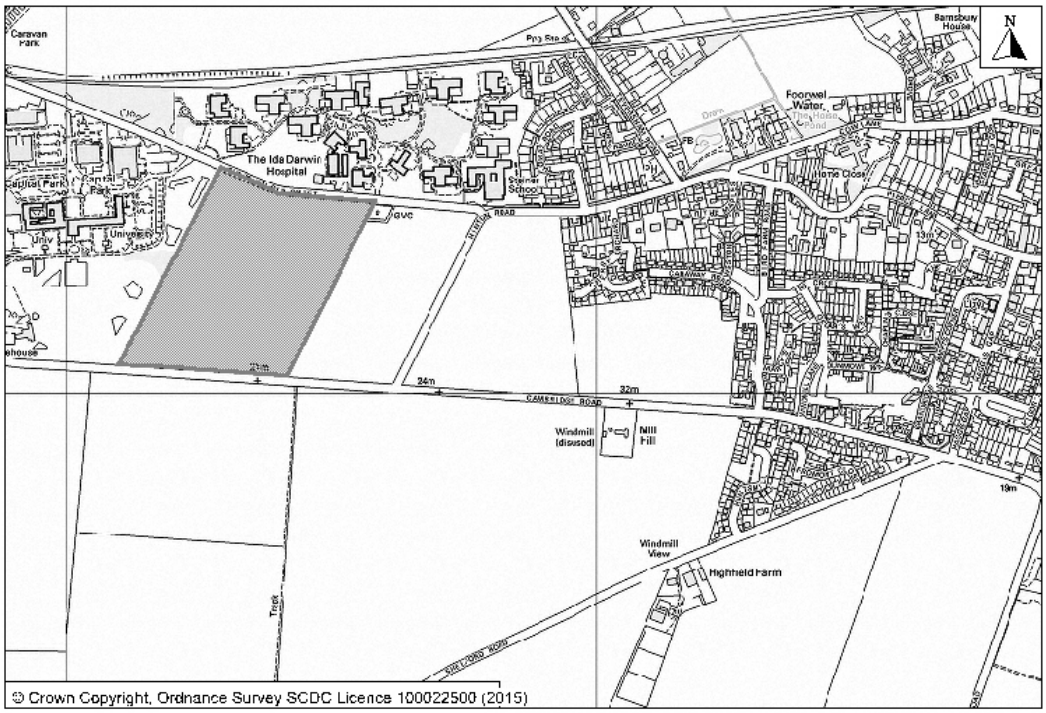
			setting to village and Conservation Areas and due to slope of land. Archaeological potential will require further information but the assumption for a neutral impact is that it is likely appropriate mitigation can be achieved through the development process.
CLIMATE CHANGE			
Renewables	Will it support 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 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 Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.8km 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 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 & 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: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 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 Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m 1,270m 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 facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses 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			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The assumption is that the local centre proposed will only be of a suitable scale to serve

	local centres?		needs of new residents and will not impact on other centres.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.2km 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?		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.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,448m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	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?		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		AMBER = Score 10-14 from 4 criteria below Total score of 13.

	four criteria below.		
Distance: bus stop / rail station			A = Within 800m (3) 690m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.25km 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 4,593m 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. 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.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		GREEN = Significant improvements to public transport, cycling, walking facilities. The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in a significant improvement to public transport, walking or cycling facilities.

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC038	
Consultation Reference numbers:	
Site name/address: Land north of Cambridge Road, Fulbourn	
Map:	



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

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) - site is all Grade 2 (11.08 ha.).
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. The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation. There are also industrial / 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 contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation) Potential for minor benefits through remediation of minor contamination. Site is adjacent to current industrial / commercial use and may need investigation.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 2 and 3 which does not rule out development but may influence land use or require pollution control measures.

			Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		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 CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of		RED = Significant negative impact on landscape character, no satisfactory mitigation measures possible.

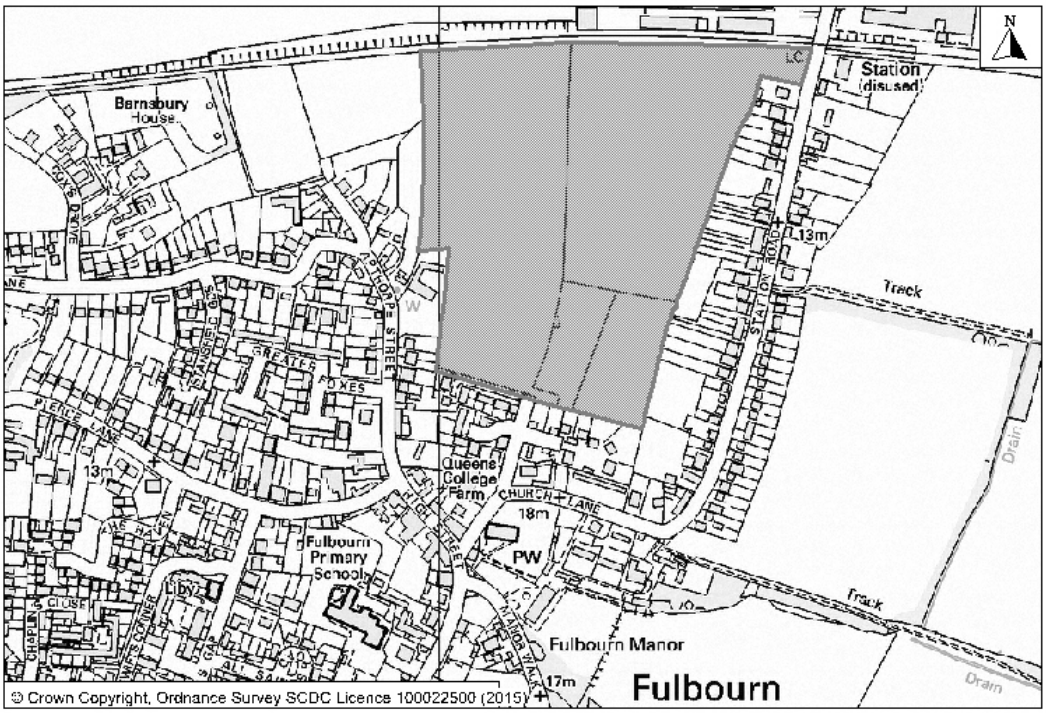
	landscape character?		Significant Negative Impact (Development conflicts with landscape character, with significant negative impacts incapable of mitigation) - The landscape would be unable to accommodate development of the proposed type and scale in this location without very significant and adverse 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. 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 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 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 Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 1.8km ACF from centre of the site to Teversham Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Assume onside provision as site of over 200 dwellings, which would be required to deliver on site facilities to meet policy. 663m ACF from centre of the site to land at Roberts Way, Fulbourn.
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: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 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 Service	How far is the nearest health centre or GP service?		R = >800m 1,392m 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 facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses 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.

	services and infrastructure, including communications infrastructure and broadband?		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 Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,210m ACF from centre of site to Bewick Bridge Primary School, Cherry Hinton.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 6.0km 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.
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) 189m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 5.86km 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 4,253m 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?		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	
Consultation Reference numbers: 28 (I&O 2012)	
Site name/address: Land off Station Road, Fulbourn	
Map: 	
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 development make use of previously developed		RED = Not on PDL

	land?		
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) - Whole of site is 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 of the whole site would be likely to suffer from noise pollution from industrial users and the operational railway to the north of the site. Restricting development to part of the site and the use of noise abatement measures would result in mitigation of much of the noise pollution. Further investigation would be required before the site could be allocated and developed.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation). Potential for minor benefits through remediation of minor contamination - 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 where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or

			require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts.
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.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and		AMBER = negative impact on landscape

	enhance the diversity and distinctiveness of landscape character?		character, incapable of mitigation. Minor Negative Impact (Development conflicts with landscape character, minor negative impacts incapable of mitigation) - it would result in the loss of land that has a rural character on this northern edge of the village.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. 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?		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 an important part of the setting of the Conservation Area and the Grade ll* church. .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 within at flood risk?		GREEN = Flood Zone 1 / low 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 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 Development would create minor opportunities for new public open space -

			The promoter has indicated that generous amounts of open space would be included in the development of the site
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision 0.9km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 775m ACF from centre of the site to Fulbourn 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: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m 385m 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 centre or GP service?		A = 400 - 800m 630m 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 facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			

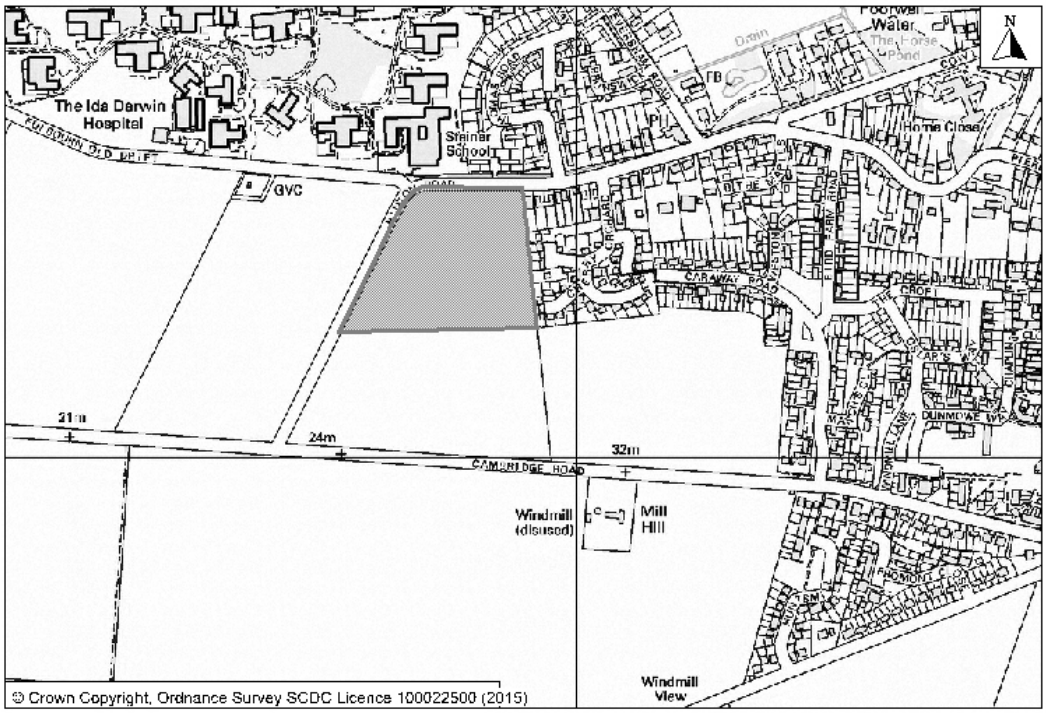
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 1.7km 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.
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
Distance: Primary School	How far is the nearest primary school?		A = 400 - 800m 520m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 4.7km ACF from centre of site to Bottisham Village College.
TRANSPORT			
Cycle Routes	What type of cycle routes are		RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of

	accessible near to 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 nearest bus stop (Citi 1).
Frequency of Public Transport			G = 20 minute frequency (4) 17 service - less than hourly service. Citi 1 - 20 Minute Service.
Public transport journey time to City Centre			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 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): SC108	
Consultation Reference numbers:	
Site name/address: Land south of Hinton Road, Fulbourn	

Map:



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 use of previously		RED = Not on PDL

	developed land?		
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) - site is all Grade 2 (3.48 ha.).
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. The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation. There are also industrial / 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 contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 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 Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		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 CULTURAL HERITAGE			
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) - It would be very difficult to mitigate against the adverse impacts of

			development in this very visible location.
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. 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 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 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 HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite

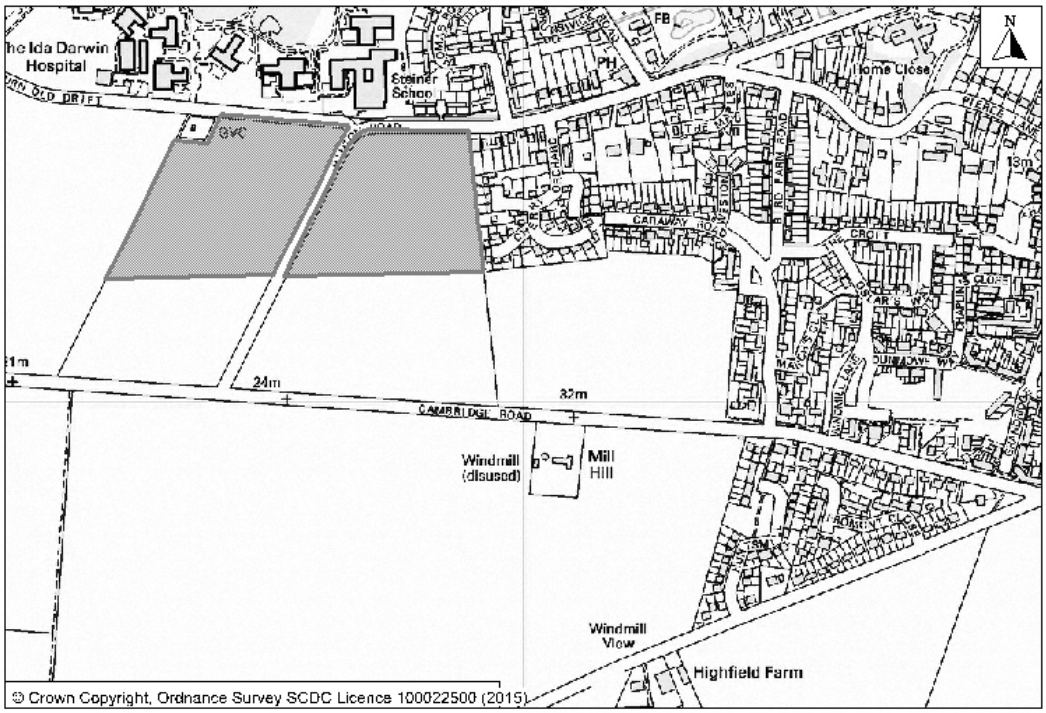
	accessible open space?		Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.6km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 345m ACF from centre of the site to land at Roberts Way, Fulbourn.
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: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 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 Service	How far is the nearest health centre or GP service?		R = >800m 910m 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 facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing		AMBER = Adequate scope for integration with existing communities

	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 Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated. Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,097m 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?		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) 296m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.30km 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 4,722m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the highway network,		GREEN = No capacity / access constraints identified that cannot be fully mitigated.

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

Site Information	
Development Sequence	**Mino Rural Centre**
Site reference number(s): SC109	
Consultation Reference numbers:	
Site name/address: Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn	
Map:	



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 development make use of previously developed		RED = Not on PDL

	land?		
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) - site is all Grade 2 (7.42 ha.).
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. The South of the site is bounded by the busy Cambridge Road and to the North Fulbourn Old Drift. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation. There are also industrial / 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 contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zones 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 Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		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 CULTURAL HERITAGE			
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) - It would be very difficult to mitigate against the adverse impacts of

			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 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. 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 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 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. Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.7km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision 377m ACF from centre of the site to land at Roberts Way, Fulbourn.
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: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 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 Service	How far is the nearest health centre or GP service?		R = >800m 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.

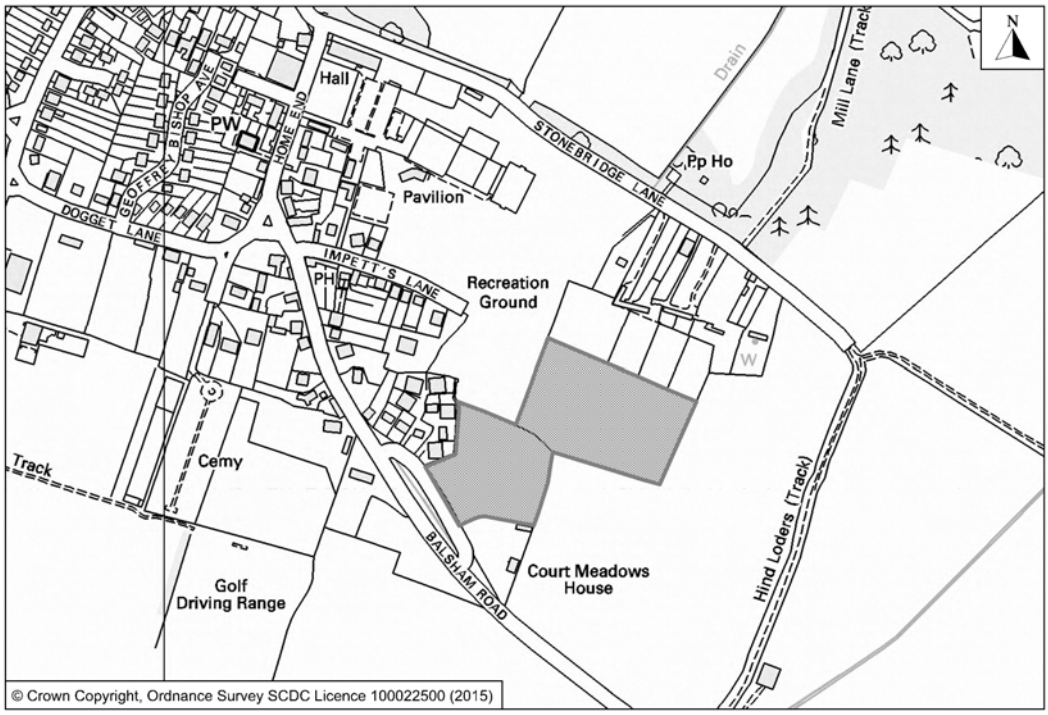
			No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The 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?		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 Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school places.
Distance: Primary School	How far is the nearest primary school?		R = >800m 1,197m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.8km 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.
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) 209m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.21km 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 4,623m ACF from centre of the site to Cambridge Station.
Access	Will it provide safe access to the		GREEN = No capacity / access constraints identified that cannot be fully mitigated.

	highway network, where there is available capacity?		No capacity constraints identified, safe access can be achieved.
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): SC136	
Consultation Reference numbers:	
Site name/address: Land at Balsham Road	

Map:



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

	versatile agricultural land?		part of site is grade 2.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area. Site within an area designated in the Minerals and Waste LDF but development would not have a negative impact
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		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.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

	nature conservation interest, and geodiversity? (Including International and locally designated sites)		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 likely to arise through the loss of open grassland which may be of value as foraging habitat for bats and badgers. Fulbourn Nature Reserve is relatively nearby.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There are several protected trees within a field adjoining the site. The TPO area follows the hedgerow of the northwest corner of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
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 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 enhance the		AMBER = negative impact on townscape character, incapable of mitigation.

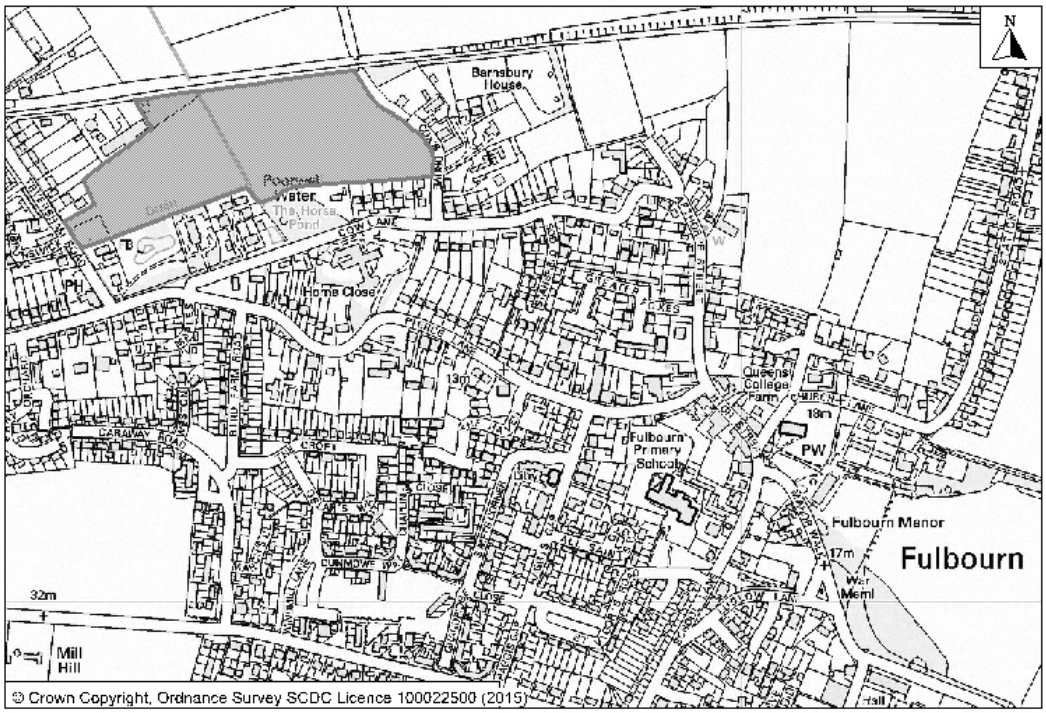
	diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		Minor Negative Impact (development conflicts with townscape character, minor negative impacts incapable of mitigation) - incompatible with linear street pattern characteristic of Fulbourn.
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 (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 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 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 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 0.2km 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

Traveller	the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		No effect on pitch or plot provision.
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 846m 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 centre or GP service?		R = >800m 916m 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). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that part of the site could be used for improving existing facilities of neighbouring recreation ground.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site, well removed from the existing built-up area of the village.
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		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability 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 2.3km 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 infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Minor Utilities Infrastructure improvements required, but constraints can be addressed. There is insufficient spare mains water capacity within the distribution zone to supply the number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. The 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.

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 14.
Distance: bus stop / rail station			GG = Within 400m (6) 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 Public Transport			RR = Less than hourly service (0) 16 service - less than hourly service. Citi 1 - 20 Minute Service.
Public transport journey time to City Centre			G = 21 to 30 minutes (4) 16 service - 30 Minutes from Fulbourn to Haverhill Citi 1 - 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 8.03km 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 6,422m 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

Site Information	
Development Sequence	**Minor Rural Centre**
Site reference number(s): SC162	
Consultation Reference numbers:	
Site name/address: Land between Teversham Road and Cow Lane, Fulbourn	
Map:	



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 agricultural land?		most versatile agricultural land (Grades 1 and 2). Northern third of site is 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)?		RED = Significant adverse impacts incapable of appropriate mitigation Will create significant negative impacts to, or as a result of, the development, incapable of adequate mitigation. Environmental Health object to the site due to noise and odour constraints. Industrial uses adjoining site create both noise and odour problems. Also the site is adjacent to an operational railway line.
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. 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 where possible enhance the quality of the water environment?		AMBER = Development has potential to affect water quality, with minor negative impacts incapable of mitigation. 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			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent

Sites	protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		to, or local area will be developed as greenspace. No or negligible impacts. No impact on protected sites and species (or impacts could be mitigated).
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		AMBER = Development would have a positive impact by enhancing existing features and adding new features or network links. 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 likely to arise through a combination of habitat loss, change and disturbance. This site has range of habitats currently associated with it and development would need to be carefully laid out to protect and enhance.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation Area Tree Protection Order north of Poorwell Water covers the south east section of the site. Area TPO in the grounds of the pumping station adjoins to the south west.
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 CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements) Neutral impact (generally compatible, or capable of being made compatible with local landscape character). Assumptions for a neutral impact include that appropriate

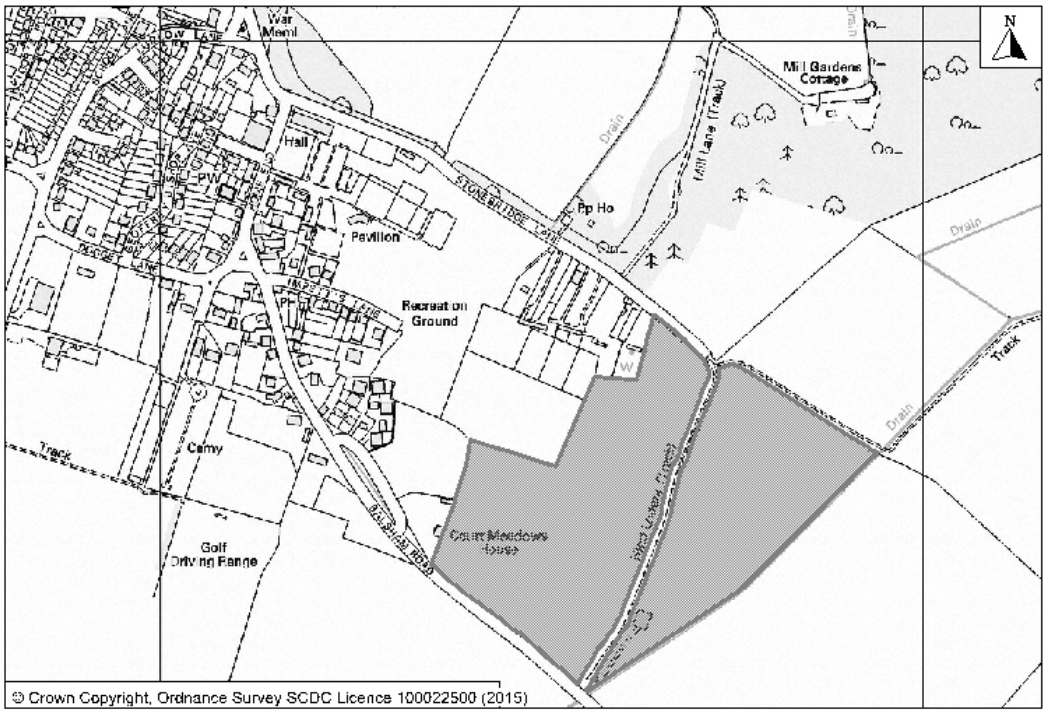
			design and mitigation measures would be achieved through the development process.
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. 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?		GREEN = No impact or Minor positive impact on Green Belt purposes The site is not in the Green Belt – it is white land. It is adjacent to Green Belt.
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 effect on setting of Conservation Area as loss of significant green space as backdrop and approach to Conservation Area. Archaeological potential will require further information but 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?		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.
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?		AMBER = 1-3km 1.4km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space		AMBER = 400 - 800m

	for children and teenagers?		441m ACF from centre of the site to land at Roberts Way, Fulbourn.
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: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 748m 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 centre or GP service?		A = 400 - 800m 614m 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 facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	result in development in deprived wards of Cambridge?		
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?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use. 0.9km 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?		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?		A = 400 - 800m 750m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 5.1km 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.		GREEN = Score 15-19 from 4 criteria below Total score of 16.
Distance: bus stop / rail station			GG = Within 400m (6) 278m ACF from the centre of the site to the nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4)
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 50 Minutes from Fulbourn to Cambridge.
Distance for cycling to City Centre			G = 5km to 10km (4) 6.68km 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 5,165m 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

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	
Map:	



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 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 1.
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		GREEN = Minimal, no impact, reduced impact. Development unlikely to impact on air quality. Site lies in an area where air quality acceptable.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		GREEN = No adverse effects or capable of full mitigation Development compatible with neighbouring uses.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. The site within Groundwater Source Protection Zone 3 which does not rule out development but may influence land use or require pollution control measures. Assumptions for a neutral impact are that appropriate standards and pollution control measures will achieved through the development process and will mitigate any impact on groundwater,
BIODIVERSITY			
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or

	and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		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 likely to arise through the loss of open grassland which may be of value as foraging habitat for bats and badgers. Fulbourn Nature Reserve is relatively nearby.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation For the full length of Hind Loders (track) there are 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 CULTURAL HERITAGE			
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 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

	enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		character, incapable of mitigation. 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 (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 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 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. To the east of the site there is a band of land within flood zone 3 – approximately a fifth of the area.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite Neutral impact (existing features retained or appropriate mitigation). Assumption is standard requirements for open space would apply.
Distance: Outdoor Sport	How far is the nearest outdoor		GREEN = <1km or onsite provision

Facilities	sports facilities?		0.4km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 565m ACF from centre of the site to Fulbourn 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: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 846m 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 centre or GP service?		R = >800m 1,167m 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). New facilities or improved existing facilities are proposed of minor benefit. Call for Sites questionnaire states that scale of development proposed on the site would be able to deliver complimentary non-residential uses such a community facilities, open space and a limited amount of retail.
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. Promoter does indicate that scale of development would enable delivery of non-residential uses such as community facilities.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Large site, well removed from the existing

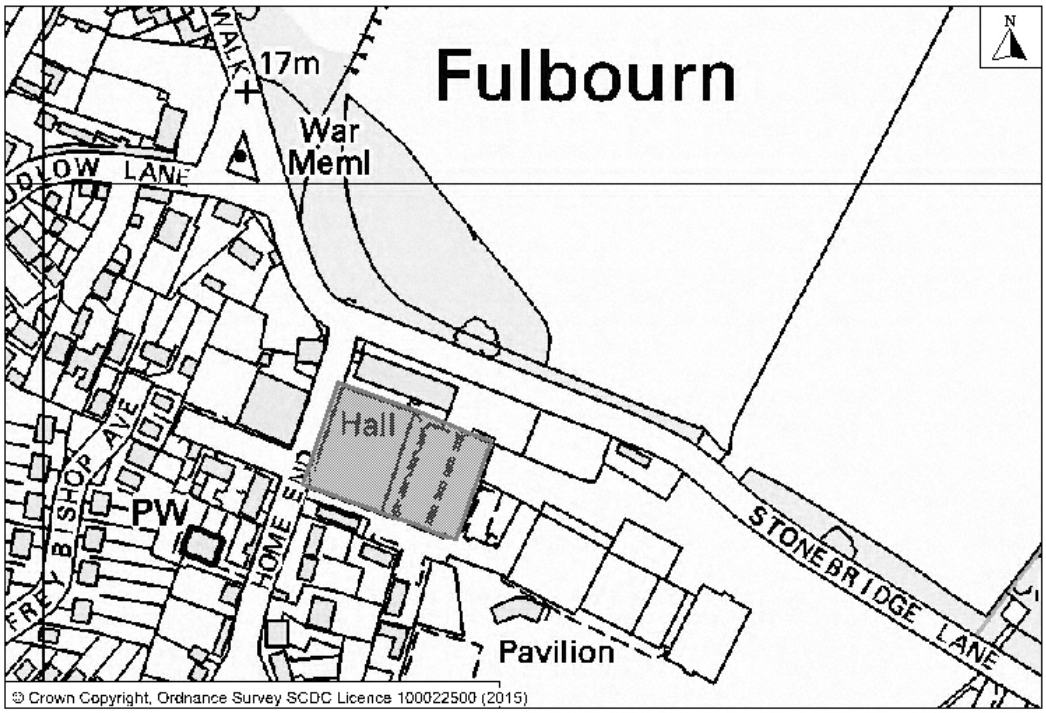
			built-up area of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The indicator is likely to apply particularly to sites which include retail, offices, or leisure uses.
Employment - Accessibility	How far is the nearest main employment centre?		AMBER = 1-3km 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.

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

Map:



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			
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 CULTURAL HERITAGE			
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

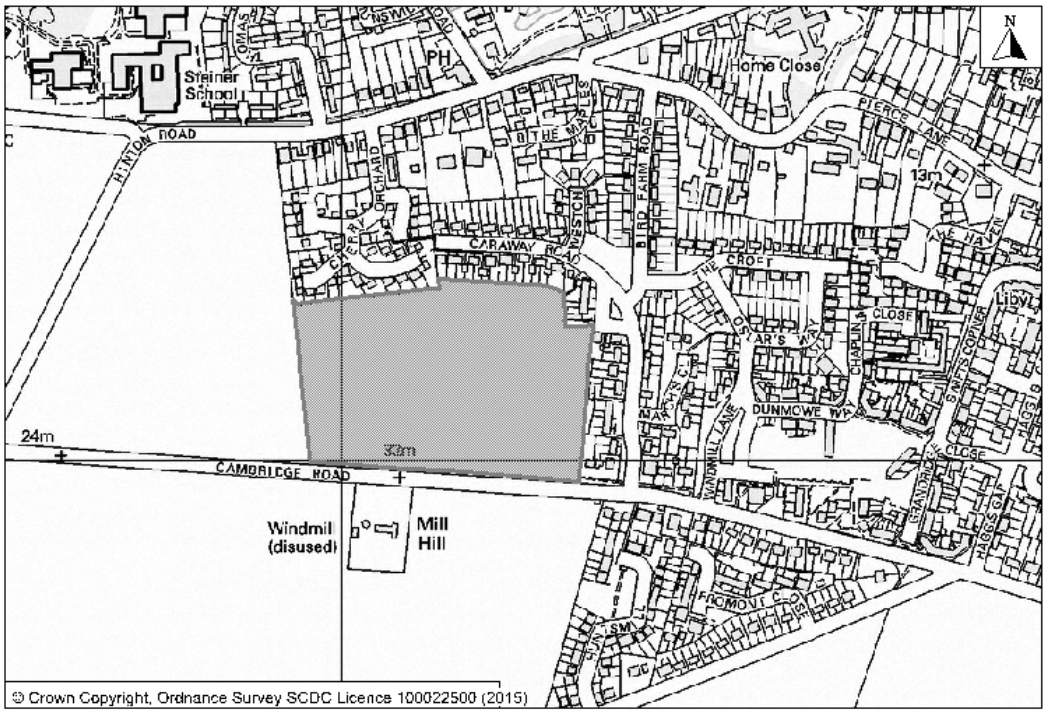
			have a significant adverse effect on the landscape setting of Fulbourn because it would reduce the transitional area including the recreation ground on this edge of the village
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		AMBER = negative impact on townscape character, incapable of mitigation. 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 (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 effect on settings of listed buildings in Home End. Major adverse effect on Conservation Area due to loss of prominent and important open green space, playing fields and countryside views. Archaeological potential will require further information but 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 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 0.2km 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 or onsite provision 80m ACF from centre of the site to Fulbourn 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: District or Local Centre	How far is the site from the nearest District or Local centre?		A = 400 - 800m 444m 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 centre or GP service?		A = 400 - 800m 542m ACF from centre of site to Fulbourn Medical Centre.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed). No facilities lost, and no new facilities proposed directly as a result of the development.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible. No facilities lost, and no new facilities proposed directly as a result of the development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		RED = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses Site poorly related to the existing built-up area of the village.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.

	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		
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 2km 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 GG = Development would significantly enhance employment opportunities.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient. Minor Utilities Infrastructure improvements required, but constraints can be addressed. 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?		G = <400m 393m ACF from centre of site to Fulbourn Primary School.
Distance: Secondary School	How far is the nearest secondary school?		R = Greater than 3km 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	
Map:	



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

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) - site is all Grade 2 (5.67 ha.).
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. The South of the site is bounded by the busy Cambridge Road. Traffic noise will need assessment. However residential use is likely to be acceptable with careful noise mitigation.
Contamination	Is there possible contamination on the site?		GREEN = Site not within or adjacent to an area with a history of contamination.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation Development unlikely to affect water quality. 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 Sites	Will it conserve protected species and protect sites		GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species,

	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		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 CULTURAL HERITAGE			
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) - 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.

			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 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. 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 wider setting of 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 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 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 Development would create minor opportunities for new public open space as the promoter includes open space as part of the development.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		AMBER = 1-3km 1.3km ACF from centre of the site to Fulbourn Recreation Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER = 400 - 800m 551m ACF from centre of the site to Land at Roberts Way, Fulbourn.
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: District or Local Centre	How far is the site from the nearest District or Local centre?		R = >800m 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 centre or GP service?		A = 400 - 800m 623m 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 facilities lost, and no new facilities proposed directly as a result of the

			development.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		AMBER = Adequate scope for integration with existing communities
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres. Development would have no effect on vitality or viability of existing centres. The 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?		AMBER = 1-3km 1.0km 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?		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 Insufficient spare school capacity but potential for improvement to meet needs. Insufficient secondary and primary school

			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			
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 nearest bus stop.
Frequency of Public Transport			G = 20 minute frequency (4) 20 Minute Service
Public transport journey time to City Centre			R = 41 to 50 minutes (2) 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 Cambridge Market.
Distance: Railway Station	How far is the site from an existing or proposed train station?		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 transport, walking or cycling facilities?		The Highway Authority will require new development to provide or contribute to the provision of infrastructure to encourage more sustainable transport links both on and off site. Provision or contribution from this site would result in a significant improvement to public transport, walking or cycling facilities.